

# Trinity Hall, South Street, Reading: Heritage Statement

*AOC Project Number: 28058*  
*October 2024*



## Trinity Hall, South Street, Reading: Heritage Statement

|                                |                  |
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| On behalf of:                  | Hanslink Ltd     |
| National Grid Reference (NGR): | SU 472061 173144 |
| AOC Project No:                | 28085            |
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This document has been prepared in accordance with AOC standard operating procedures.

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## 1 NON-TECHNICAL SUMMARY

- 1.1. Hanslink Ltd commissioned AOC Archaeology Group to undertake a Heritage Statement (HS) relating to the proposed development at Trinity Hall, South Street, RG1 4QU.
- 1.2. The objective of this Heritage Statement is to identify the character, history and development of the area around the Site and its nearby Listed Buildings in relation to the Proposed Development Site and in so doing to identify the potential for the Proposed Development to impact on both the significance and setting of the listed buildings nearby.
- 1.3. Following a recent appeal decision from the Planning Inspectorate and comments from Reading Borough Council, this assessment pays special attention to the Grade II Listed 43-49 South Street (**Asset 22**), 3 and 5 Sidmouth Street (**Asset 21**), and 9 Sidmouth Street (**Asset 16**).
- 1.4. This HS has established that South Street and Sidmouth Street were agricultural fields from as early as the 17<sup>th</sup> century through to the early 19<sup>th</sup> century. Cartographic evidence suggests that Civil War Defences crossed the central portion of South Street immediately to the west of the Site in 1643. Historic maps show that both streets were built during the first half of the 19<sup>th</sup> century and that residential development in the area took place in the second half of the 19<sup>th</sup> century, which was influenced by the increase in population encouraged by the arrival of the Great Western Railway and the subsequent prosperity of industries such as biscuit making and brewing. In this context, Trinity Hall (**Asset 43**), Serpell's Biscuit Factory (**Asset 81**), and the houses at 43-49 South Street (**Asset 22**) and 3 & 5 and 9 Sidmouth Street (**Assets 16 and 21**) were erected, although many of these buildings have been replaced by modern structures. Therefore, the townscape associated with the Site derives most of its significance from its historic importance as an area that developed during the late 19<sup>th</sup> century expansion of Central Reading. Moreover, some of its significance is derived from its late Victorian appearance retained in the layout of the streets and the few buildings that preserve their historic features such as those at 43-49 South Street and 3-5 and 9 Sidmouth Street.
- 1.5. The Proposed Development at Trinity Hall (**Figure 1; Client Drawings 1-3**) is located at 51 South Street and flanked to the east by Sidmouth Street. The existing main building on this corner site of South Street and Sidmouth Street will be retained and will remain off-set from South Street and Sidmouth Street. A small existing garage building on the South Street frontage next to Livery Close will be demolished. The scheme will provide a part 3, part 3 1/2 storey building in height with 18 new apartments with secure cycle parking and refuse stores. Therefore, it is proposed to slightly increase the height of the existing building from 3-storeys to 3 1/2 storey in height.
- 1.6. This setting assessment has concluded that the Proposed Development would alter the area, though it would not disrupt any of the key views identified during the site visit. The development is expected to enhance the character and appearance of the area, particularly through improvements to the frontage of the north side of South Street and the west side of Sidmouth Street. This enhancement would be achieved by ensuring the building's modern design is sensitive to the area's historic character. The use of traditional materials, architectural elements, and a design that sufficiently aligns with the scale, shape, and style of nearby historic buildings would help maintain the area's aesthetic continuity.
- 1.7. The significance of the area, including its evidential, historic, and aesthetic values, would remain intact. The area's history as a post-medieval agricultural landscape influenced by 19<sup>th</sup> century urban expansion and later modern development, as seen in the majority of buildings along Sidmouth Street and South Street would still be clearly legible. As a result, it is judged that the Proposed Development would have a Neutral impact on both the significance and setting of the listed buildings nearby.
- 1.8. This assessment has established the Proposed Development would have a Neutral impact upon the character of Eldon Square Conservation Area (**Asset 1**), a Neutral Impact, at worst, upon the character of Market Place and London Street Conservation Area (**Asset 3**), and no impact upon the character of Kendrick School Conservation

Area (**Asset 2**).

- 1.9. The Proposed Development is considered to comply with the national and local planning policy in respect of heritage assets as set out in National Planning Policy Framework (DLUHC 2023) and the Reading Borough Council Local Plan (RBC 2019).

## 2 INTRODUCTION

### 2.1 Background

- 2.1.1. Hanslink Ltd commissioned AOC Archaeology Group to undertake a Heritage Statement (HS) relating to the proposed development at Trinity Hall, South Street, RG1 4QU (hereafter 'the Site').
- 2.1.2. This HS will consider the potential for the Proposed Development to impact upon the character and appearance of the area, including the settings of nearby listed buildings, and in doing so to identify the potential for the Proposed Development to impact their cultural significance. Following advice from the Planning Directorate and Reading Borough Council (RBC) this assessment will pay special attention to those Grade II Listed Buildings assets within close proximity to the Site.
- 2.1.3. The HS also considers the potential for impacts on the setting of additional designated heritage assets located within 250m of the Site and within and beyond Eldon Square Conservation Area (**Asset 1**), Kendrick Road Conservation Area (**Asset 2**), and Market Place and London Street Conservation Area (**Asset 3**).
- 2.1.4. This report details the results of the HS and aims to identify and map the nature of the archaeological and built heritage resource within the Site and surrounding study area.
- 2.1.5. The overall project and proposed design have been developed through careful reference to the legislative policy and guidance framework, as well as taking a rigorous approach towards responding positively to the historic environment.

### 2.2 Site Location

- 2.2.1. The Proposed Development Site (henceforth 'the Site'), which lies within Reading central area, is centred on 51 South Street, Reading, Berkshire, NGR: SU 472061 173144 (centred) (**Figure 1**). The Site is located on the north side of South Street, at the junction with Sidmouth Street which lies to the east, and fronts both roads. There is a car park, and Livery Close is situated to the west.
- 2.2.2. At the present the Site is occupied by an L-shaped three-storey brick building and a carpark with a detached low-rise garage.

### 2.3 Government and local planning policies and guidance

#### Legislative Framework

- 2.3.1. Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990, whilst specific legislation for Scheduled Monuments is provided by the Ancient Monuments and Archaeological Areas Act 1979. The most recent legislation, the Levelling Up and Regeneration Act 2023, includes provision for designated heritage assets including Scheduled Monuments, Listed Buildings and Registered Parks and Gardens, as well as placing a Statutory duty on Local Planning Authorities to maintain Historic Environment Records (HERs). With regard to World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Protected Wrecks and 'other area[s] of land included in a register maintained by the Historic Buildings and Monuments Commission for England [Historic England]' Section 102 of the 2023 Act amends Section 58 of the Town and Country Planning Act 1990 include a new section, Section 58B which states that:

*'In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting' (TCPA 1990, Section 58 as amended by LURA 2023, Section 102).*

**National Planning Policy Framework (NPPF)**

- 2.3.2. The revised National Planning Policy Framework (NPPF) was updated and adopted in December 2023. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for development can be produced and assessed. Chapter 16 of the NPPF is concerned with 'Conserving and enhancing the historic environment' (DLUHC 2023, para 195-214). It identifies heritage assets as 'an irreplaceable resource' and notes that they 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (DLUHC 2023, para 195).
- 2.3.3. Where designated assets are concerned, great weight should be given to the asset's conservation. The more important the asset the greater that weight should be. *'Any harm to or loss of significance should require clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed building or grade II registered parks or gardens should be exceptional;*
  - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'* (DLUHC 2023, Para 206).
- 2.3.4. With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 207 states that *'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'* (DLUHC 2023, Para 207). Where *'a development proposal will lead to less than substantial harm to the significance of a designated asset'* Paragraph 208 states that *'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'* (DLUHC 2023, Para 208).
- 2.3.5. Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 209 states that *'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (DLUHC 2023, para 209).
- 2.3.6. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'* (DLUHC 2023, Para 211).

**Planning Practice Guidance (PPG)**

- 2.3.7. Planning Practice Guidance (PPG) was published in 2016 to expand upon the NPPF and is a live document which is updated periodically, though the section on the Historic Environment was last updated on the 23<sup>rd</sup> of July 2019 (DLUHC & MHCLG, Live Document, Historic Environment Section).
- 2.3.8. Section 18a of the guidance is concerned with *'...enhancing and conserving the historic environment'*. The Guidance notes that *'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest'* (Ibid, Para 002, Reference ID: 18a-002-20190723).
- 2.3.9. When considering whether a proposal would cause substantial harm to a designated asset the PPG observes that:

*'Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting' (Ibid, Para: 018 Reference ID: 18a-018-20190723).*

#### **Local Planning Policy – Reading Borough Local Plan 2036**

- 2.3.10. The Site lies within the Reading Borough Council (RBC). The Reading Borough Local Plan was adopted in November 2019 to guide development in Reading up to 2036 (RBC 2019) and is the first consideration in deciding planning applications.
- 2.3.11. The following policies of Built and Natural Environment Chapter of the Local Plan are relevant to this HS:

#### **'Policy EN1: Protection and Enhancement of the Historic Environment**

*Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:*

- *Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments;*
- *Historic parks and gardens; and*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.*

*All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.*

*Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.*

*Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.*

*Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.*

*The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

*Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

### **“EN3: Enhancement of Conservation Areas**

*The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:*

- *Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;*
- *Restoring original building features;*
- *Removing inappropriate additions or alterations to buildings;*
- *Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
- *Improving signage and street furniture;*
- *Restoring or re-establishing appropriate paving, railings or walls;*
- *Sympathetic landscaping and planting;*
- *Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
- *Signage that reveals and promotes the Conservation Area and its boundaries;*
- *Interpretation panels to inform the public of the area’s historical significance.*

*Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.*

### **EN4: Locally Important Heritage Assets**

*Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.*

*Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset’s significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.*

### **EN6: New Development in a Historic Context**

*In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:*

- a) *The positive contribution of the development to the existing historic townscape (scale, height, mass,*

*proportion, plot size, street form, materials, significant vistas and views, and open space);*

- b) Sensitivity to historic context;*
- c) Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
- d) Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.” (RCB 2019, 34-42)*

## 2.4 Planning considerations pertaining the Site

2.4.1. The Site lies within Reading Borough Council in the county of Berkshire and therefore planning decisions rests with the Reading Borough Council (RBC). The local planning authority are advised on built heritage by the Reading Borough Council Conservation Officer. Any requirement for mitigation work either preceding or during development would be determined by the local planning authority, most likely in consultation with Reading Borough Council Conservation Officer.

2.4.2. On 4<sup>th</sup> July 2024 the Planning Inspectorate dismissed the appeal made by Hanslink Ltd (Appeal reference: APP/E0345/W/23/3334782) against the decision of RBC to refuse to grant planning permission in relation to the proposal of demolishing existing buildings and erecting 22 apartments at Trinity Hall, South Street, Reading (Application reference: 220385) (The Planning Inspectorate 2024).

2.4.3. The Planning Inspectorate concluded that *“the proposed development conflicts with the development plan when considered as a whole, and the Framework, and there are no material considerations, either individually or in combination, that outweighs the identified harm and associated development plan conflict. Therefore, I conclude that the appeal should be dismissed.”* They highlighted the main issue pertaining cultural heritage as:

- 5. *“the effect of the proposed development on the character and appearance of the area, including the setting of nearby listed buildings.”* (The Planning Inspectorate 2024).

2.4.4. The reasons for dismissing the appeal pertaining to this Heritage Statement were:

*“Character and appearance*

- 6. *is a varied scale, height and appearance to buildings in both South Street and Sidmouth Street. This includes some large and tall blocks of built form, several of which are on corner plots of a comparable upper height to the appeal proposal. Nonetheless, in many instances, the change in height is gradual and staggered including along South Street and Queens Crescent. In addition, the scale of taller buildings tends to be broken up by changes in height and sloping roofs.*
- 7. *Moreover, buildings generally have some space around them within their plots, even where this is parking areas to the rear. This gives a spaciousness to parts of the nearby streets. While there is limited tree coverage nearby, where such features are present, they contribute positively to the character and appearance of the area.*
- 8. *There are several listed buildings<sup>1</sup> near the appeal site. The significance of No 43-49 is, in part, in its consistency of detailing along the front of the terrace and flint with brick dressings and quoins behind. Its setting includes considerably larger buildings opposite, with those nearby on the same side having more gradual increases in height and bulk. The space around No 43-49, including that from the taller elements of the appeal building being set in from the boundary, allows an appreciation of its detailing and materials.*
- 9. *The significance of No 9 is, in part, its unusual end of terrace form and traditional detailing. The significance of No 3 and 5 is, in part, derived from its detailing and appearance as a pair of asymmetrical Butterfield*

<sup>1</sup> 3&5 Sidmouth Street (No 3 and 5), 9 Sidmouth Street (No 9) and 43-49 (odd) South Street (No 43-49)

*Vicarage style properties. The setting of No 9 as well as No 3 and 5 already includes buildings of a substantial size, including those of a comparable or greater height and footprint on both sides of South Street.*

- 10. The existing building was damaged and subject to graffiti at the time of my visit. However, its plain appearance and undeveloped areas of the plot mean it is not particularly conspicuous on either streetscene. As such, it makes a neutral contribution towards the significance and appreciation of the listed buildings.*
- 11. There would be a limited difference in height between the proposed building and the adjacent one under construction along Sidmouth Street, reflective of the often-gradual increase in heights between and within blocks of built form nearby. However, there would be a much greater and more noticeably immediate jarring increase in height on South Street against No 43-49. The space between large built form and No 43-49 would be eroded. Views towards No 43-49 would be partly obscured from Sidmouth Street and from along South Street. The proposed building would appear as an imposing block against it resulting in it dominating and distracting from No 43-49 due to its far larger mass and footprint.*
- 12. The protruding elements break up the mass of the appeal proposal to some degree and although window shapes vary across the building, consistency within columns prevent a muddled appearance. However, even with the set back of the upper floor, the considerable increase in height and eaves/parapet is discordant with the more subtle changes in height along much of this side of South Street. The roof shape and largely continuous parapet also unfavourably contrasts with the way in which the often-sloping roofs or staggered increases in height nearby reduce the bulkiness of the larger blocks in the street scenes.*
- 13. The entrance to the parking area forms only a small part of the building frontage. While such a feature is not typical of the area it would not be particularly prominent or distracting. From other sides, were suitable boundary treatments and planting provided, the parking level would not be overly noticeable.*
- 14. Although buildings are generally located close to their roadside boundaries, gaps to the rear provide an element of spaciousness that can be appreciated as you travel along and behind both South Street and Sidmouth Street. The footprint of the proposed building however would fill a considerable amount of the plot and erode this spaciousness. The lack of space around the building would add to the impression of the bulkiness and discordance.*
- 15. There is little greenery at the site at present, with any grassed areas unkempt. While the areas proposed for planting would be narrow, there would be areas to 3 sides of the building. Given there is limited greenery to the same side of both South Street and Sidmouth Street, although new planting would not be substantial, there would be an opportunity to provide more meaningful planting to the streetscene. Details of this, including the species could form part of a landscaping condition were the appeal allowed.*
- 16. The tree adjacent to the site was still in place at the time of my visit. Nevertheless, the plans for the development of that site, which appeared to be underway at the time of my site visit, show the tree being removed. Were the appeal to be allowed, a condition could be imposed to require details of any works that may affect the tree if it were not removed as part of another scheme.*
- 17. Given the separation between the appeal site and existing large and varied built form around them, the proposal would not harm the significance or ability to appreciate No 9 and No 3 and 5. Notwithstanding this, the proposal would harm the character and appearance of the area. Furthermore, it would harm the appreciation of the significance of No 43-49 that could not be overcome by planning conditions. It would lead to less than substantial harm to the significance of No 43-49.*
- 18. The proposal would provide public benefits in the form of its contribution towards housing supply,*

*including affordable housing and accessible units. There would also be economic benefits from the build and occupation of the units. Although development of a long-time vacant site would likely reduce occurrences of anti-social behaviour it has not been shown that the appeal scheme is the only method of achieving this. There would also be benefits relating to energy efficiency, sustainable construction, and biodiversity. Some of these benefits would be temporary, however given the scale of the proposals I give these benefits moderate weight. Compliance with internal space and parking standards would only be neutral factors.*

19. *The National Planning Policy Framework (Framework) indicates that great weight should be given to an asset's conservation. In this instance the public benefits would not outweigh the harm. Therefore, the proposed development would unacceptably harm the character and appearance of the area, including to the setting and significance of No 43-49.*
20. *It would be contrary to Policies CC7, EN1, EN6 and H2 of the Reading Borough Local Plan (Local Plan). These, in part, require schemes to consider the character of the area, respond positively to their context and protect the historic environment, including their setting. While the Local Plan historic environment policies do not make reference to a public benefits balance, their aims to prevent harm to assets is consistent with the Framework.*
21. *The proposal would also be contrary to the heritage protection aims of the Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 where it requires special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest." (The Planning Inspectorate 2024)*

2.4.5. Other matters outlined by the Inspectorate include:

56. *"Given the scale of the scheme, the weight to the above benefits would be moderate. Although I did not find harm from several of the main issues, this is a neutral factor. The harm to the character of the area, including to the significance and setting of the listed building attracts great weight." (The Planning Inspectorate 2024)*

- 2.4.6. The appeal identifies the application to be contrary to Policies EN1 (Protection and Enhancement of the Historic Environment) and EN6 (New Development in a Historic Context), which are discussed in section 2.3 above as well as Sections 66(1) of the Planning Listed Buildings and Conservation Areas Act 1990. The local planning authority has requested a full Heritage Statement to accompany the application.
- 2.4.7. This HS has utilised a 250m Study Area for the identification of known designated assets as well as Locally Listed Buildings to help identify the potential for impacts upon their settings (**Figure 2**). The National Heritage List for England (NHLE) records Eldon Square Conservation Area (**Asset 1**), Kendrick Road Conservation Area (**Asset 2**), and Market Place and London Street Conservation Area (**Asset 3**) within 250m of the Site. There are 29 Listed Buildings recorded within the Study, four (**Assets 7, 17, 18 and 26**) within Eldon Square Conservation (**Asset 1**), nine (**Assets 4, 6, 8, 9, 10, 19, 27-30**) within Kendrick Road Conservation Area (**Asset 2**), 11 (**Assets 5, 11-14, 20, 23-25, and 31-32**) within Market Place and London Street Conservation Area (**Asset 3**), and a further five (**Assets 15, 16, 19, 21 and 22**) not located within a designated area. Note that 70-72 South Street (**Assets 33-34**) within Market Place and London Street Conservation Area (**Asset 3**) have been scoped into the assessment as they are visible from the area associated with the Site.
- 2.4.8. Following the above advice this HS pays special attention to the following Grade II Listed Buildings: 43-49 South Street (**Asset 22**) c. 23m to the west of the Site; 3 and 5 Sidmouth Street (**Asset 21**) c. 25m to the east of the Site; and 9 Sidmouth Street (**Asset 16**) c. 32m to the southeast of the Site. In addition, the following heritage assets have been considered when assessing the setting of the aforementioned Listed Buildings: Grade II Listed Queen's Crescent (**Asset 15**), located c. 75m to the north of the Site, Grade II\* Watlington House (**Asset 7**) and its associated

Grade II Listed walls (**Asset 18**), located c. 100m to the east of the Site, the Grade II Listed Church of St John the Evangelist (**Asset 17**), located c. 217m to the east of the Site, the Grade II Listed Wesley Methodist Church (**Asset 26**), located c. 175m to the east-north-east of the Site, the Grade II Listed 72 London Street (**Asset 33**) and 70 London Street (**Asset 34**), located c. 270m to the west of the Site.

2.4.9. No Scheduled Monuments, Registered Battlefields or Registered Park and Gardens are recorded within the Study Area.

2.4.10. This HS is informed by the below documents:

- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition)
- Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision Taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets –(Second Edition)
- Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage
- Historic Environment Good Practice Advice in Planning 12: Statements of Heritage Significance
- Historic England Conservation Principles, Policies and Guidance for the sustainable management of the historic environment (HE 2008)
- Rice’s Language of Buildings (Rice 2018)
- Royal British Institute of British Architects Architectural Style Guides (RIBA 2024)
- The Reading Borough Local Plan (RBC 2019)

## 2.5 Limitations of Scope

2.5.1. This assessment is based upon data obtained from publicly accessible online archives as described in the Data Sources in Section 4.2.

2.5.2. It should be noted that the report has been prepared under the express instructions and solely for the use of Hanslink Ltd and their associates. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (October 2024) and relevant United Kingdom standards and codes, technology, and legislation.

2.5.3. Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising Hanslink Ltd or associated parties of the facts or implications of any such changes in the future.

2.5.4. This Heritage Statement is based upon data obtained from publicly accessible archives as described in Section 4.2 below; National Heritage List for England (NHLE) information was obtained in September 2024, and data from the Historic Environment Record (HER) maintained by Berkshire Archaeology was obtained in September 2024.

## 3 OBJECTIVES

3.1. The objective of the assessment is to identify the contribution that the Site makes to the character and appearance of the area, including the settings of nearby listed buildings, and in doing so to identify the potential for the Proposed Development to impact their importance and cultural significance. Special attention will be paid to 43-49 South Street (**Asset 22**), 3 and 5 Sidmouth Street (**Asset 21**), and 9 Sidmouth Street (**Asset 16**). The assessment

will be underpinned by the Government's 'Principles of Selection for Listed Buildings' (DCMS, 2018) and the aforementioned Historic England's published 'Conservation Principles' (Historic England 2008).

- 3.2. The assessment will also consider the potential effects of the Proposed Development upon the character of Eldon Square Conservation Area (**Asset 1**), Kendrick Road Conservation Area (**Asset 2**), and Market Place and London Street Conservation Area (**Asset 3**).

## 4 METHODOLOGY

### 4.1 Standards

- 4.1.1. The scope of this assessment meets the requirements of current planning regulations set out in the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; Levelling Up and Regeneration Act 2023; National Planning Policy Framework (DLUHC, 2023); Planning Practice Guidance (DLUHC & MCHLG: Live Document, Historic Environment section updated PARA 18); and local planning policy.
- 4.1.2. This assessment has been carried out in accordance with the Chartered Institute for Archaeologists' (CIfA) Code of Conduct (2014- Updated 2022) and Regulations for Professional Conduct (2019-Revised 2021), as well as with the following Standard and Guidance documents: Historic Environment Desk-Based Assessment (CIfA 2017-Updated 2020a); and Commissioning Work or Providing Consultancy Advice on the Historic Environment (CIfA 2014-Updated 2020b).
- 4.1.3. AOC Archaeology Group is a Registered Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.
- 4.1.4. AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

### 4.2 Assessment Criteria

- 4.2.1. The focus of this assessment is to identify whether the Proposed Development would impact on the character and appearance of the area, including the settings of nearby listed buildings, and has special regard to the following designated assets:
- Grade II Listed 43-49 South Street (**Asset 22**);
  - Grade II Listed 3 and 5 Sidmouth Street (**Asset 21**); and
  - Grade II Listed 9 Sidmouth Street (**Asset 16**).
- 4.2.2. This assessment also aims to identify whether the Proposed Development would impact the significance of any designated assets within the 250m Study Area, and if so whether that harm would be substantial or less than substantial.
- 4.2.3. The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be adverse (negative), neutral or beneficial (positive) and is ranked according to the scale of High, Medium, Low, and Negligible.

#### Assessment of Significance

- 4.2.4. Historic England's published Conservation Principles note that 'the significance of a place should influence decisions about its future' (Historic England 2008, 27, para 31), recognising that conservation is '*the process of managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations*'. These heritage

values are grouped into four broad categories: evidential, historical, aesthetic and communal value (ibid. 2008, 9, para 4). These categories have been used alongside the NPPF. The NPPF states that Significance is *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic”*. The PPG expands on how one can analyse the public’s interest in heritage assets by sub-dividing it into aesthetic, evidential, historic and communal values. These values have been used to inform the structured and consistent assessment of heritage assets for the purposes of this HS.

- 4.2.5. **Historical Value** is deemed to be the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present. In practice, much of the historical value of an asset is inseparable from its evidential value — a well-preserved building can illustrate an aspect of past life much better than a damaged or heavily altered building can. But historical value may also reside in the less tangible — in associations with notable people events or movements of proven regional or national significance. As in the criteria for listing, however, these associations will be more powerful if the building, as it survives, directly confirms the association (i.e. is recognisably the building with which connection is claimed).
- 4.2.6. **Evidential Value** is deemed to derive from those elements of a historic asset that can provide evidence about past human activity, and especially its historic fabric, supported in some cases by documentation. All buildings — domestic, commercial, religious, industrial etc — have the capacity to provide evidence of specific past human activity from one or perhaps several periods. The extent to which they do so depends on coherence and integrity, or an intelligible development sequence. The extent of survival of original or clearly phased fabric and layout, or of detail relating to use (including internal detail) are particularly important. Context may also be relevant: the evidential value of a single industrial or agricultural building for example will be diminished if other associated buildings have already been lost or damaged.
- 4.2.7. **Aesthetic Value** relates to the external appearance and form of an asset and its relationship to its context and setting. It may relate to conscious design or style, adherence to tradition, to quality of craftsmanship or technology of construction, or it may reflect the results of development over time. High-quality conscious design — so-called ‘polite architecture’ often associated with named architects — and vernacular building according to clear regional traditions (and perhaps unconscious design), have their own aesthetic codes. But for both, composition, plan, method of construction, materials, finish and detail — including interior detail — are the essential elements of design. Context may also be relevant here — the relationship of a building to its setting, whether a designed landscape, a working agricultural or industrial landscape, or a townscape, may be an important aspect of its aesthetic appeal.
- 4.2.8. **Communal Value** derives from the meanings that an asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It includes social and economic value, as well as commemorative, spiritual or symbolic value.
- 4.2.9. The assessment will follow the staged approach advocated by Historic England’s guidance (2019) on how heritage significance should be considered within the planning process:
- Understand the significance of the asset(s).
  - Understand the impact of the proposal on that significance.
  - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
  - Look for opportunities to better reveal or enhance significance (Historic England 2019, 3, para 6).

#### **Assessment of Setting Impacts**

- 4.2.10. The setting assessment has been undertaken in line with the requirements of NPPF and HE setting guidance.
- 4.2.11. The NPPF defines setting as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (DLUHC, 2023, 75).

4.2.12. In December 2017, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:

4.2.13. *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* (2017, 4).

4.2.14. The Historic England (HE) guidance states:

*'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'* (ibid, 2).

4.2.15. The guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach which comprises:

*'Step 1: Identify which heritage assets and their settings are affected;*

*Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*

*Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and*

*Step 5: Make and document the decision and monitor outcomes'* (ibid, 8).

4.2.16. The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the significance of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.

4.2.17. The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HE guidance on setting. It has had regard to the checklist therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.

4.2.18. Site visits were undertaken to designated heritage assets within the 250m Study Area. These site visits established the current setting of the assets, how setting contributes to the significance and appreciation of the assets and how the Proposed Development could potentially impact upon setting, such that it could cause harm and affect significance.

4.2.19. It is noted that, in many cases identified effects upon setting are 'neutral' and as such, it is not always necessary or appropriate to propose mitigation or enhancement measures. Where relevant, mitigation and enhancement measures are identified as part of this assessment.

#### **Assessment of Harm**

4.2.20. PPG (DLUHC & MCHLG: Live Document, Historic Environment Section para 18), where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development. It requires a judgement to be made as to whether that harm is 'substantial' or 'less than substantial' (DLUHC, 2023, Para 205), and the level of harm predicted establishes the planning test to be applied (ibid, Paras 207 and 208).

- 4.2.21. Historic England define harm in their Conservation Principles (2008) as a *‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place’* (HE 2008, 71).
- 4.2.22. The PPG (DLUHC & MHCLG, Live Document) notes that ‘substantial’ harm is a *‘high test’* and that as such it is unlikely to result in many cases. What matters in establishing whether harm is ‘substantial’ or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (DLUHC & MHCLG, Live Document, Historic Environment Section - Paragraph: 018 Reference ID: 18a-018-20190723).
- 4.2.23. Assessment of harm resulting from impacts upon the setting of designated heritage assets will relate to whether a change would seriously adversely affect those attributes or elements of the setting of a designated asset that contribute to, or give it, its significance resulting in change for the worse. This will be considered in line with criteria for magnitude of impact in **Appendix 1** However, it should be noted that change will not always lead to harm and that there is potential for beneficial as well as neutral impacts. Where there are beneficial, neutral or no impacts there will be no harm.

### 4.3 Data Source

- 4.3.1. The following data sources were consulted during the preparation of this HS:
- **Berkshire Archaeology:** for HER data- received September 2024.
  - **The Royal Berkshire Archives (RBA)** in Reading: for archival, cartographic and documentary sources;
  - **for England (NHLE):** for data regarding designated assets, i.e. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, World Heritage Sites, Registered Battlefields, and Protected Wreck Sites;
  - **National Library of Scotland (NLS) & Promap:** for cartographic evidence of the study area including old Ordnance Survey (OS) maps (1st & 2nd Editions).
  - **The Genealogist.co.uk:** for copies of the tithe maps and apportionments through AOC Archaeology Group’s online subscription.
  - **The British Library Online:** for pre-OS historic maps.
  - **Historic England Archive of aerial photographs**
  - **Other online sources:** for historic information about the Site and surrounding area including for example the Domesday Book online, placename etymology, Portable Antiquaries Scheme (PAS), and the British History Online; and for pre-OS mapping and in-copyright OS mapping.

### 4.4 Report Structure

- 4.4.1. Each heritage asset (Asset) referred to in the text is listed in the Gazetteer in **Appendix 2**. Each heritage asset has been assigned an ‘Asset’ No. unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources. Each heritage asset referred to in the text is plotted on **Figures 2-3** at the end of the report, using the assigned Asset Nos.
- 4.4.2. All heritage assets located within 250m of the Site have been included in the assessment. The aim of this is to identify the potential for impacts upon designated assets and their settings, and to develop the heritage baseline based on the size of the Site, the type of development proposed and the density of known heritage assets in the surrounding area.
- 4.4.3. All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed under References in Section 10.

## 5 HISTORICAL CONTEXT

- 5.1. The purpose of this HS is to assess the impact of the Proposed Development on the character and appearance of the area associated with Trinity Hall at 51 South Street, paying special attention to the Grade II Listed 43-49 South Street (**Asset 22**), 3 and 5 Sidmouth Street (**Asset 21**), and 9 Sidmouth Street (**Asset 16**). Overall, the area and the nearby Listed Buildings derive much of their character from their historic and architectural importance as examples of the residential expansion that took place in Central Reading to the east of London Street during the 19<sup>th</sup> century. As such, this section will focus on the post-medieval historical context of the Site, with reference, where relevant, to its earlier origins.
- 5.2. While the HER records prehistoric and Romano-British artefacts and remains within the Study Area, it is hard to define the extent of archaeological evidence predating the Anglo-Saxon period in Reading because many archaeological recordings are found without supportive contextual evidence (RBC 2023, 10). The HER records prehistoric to post-medieval activity at Crane Wharf (**Asset 62**) over 200m to the northwest of the Site. The finds recovered at Crane Wharf (**Asset 62**) include a number of Early Neolithic fragments of wood (**Asset 45**) found in alluvial gravels, Neolithic stakes (**Asset 77**), one flint blade and core (**Asset 77**), a middle Iron Age burnished bowl and decorated pottery (**Asset 77**), and flood defences (**Asset 46**), which are associated finds that may date to the Late Iron Age or the Anglo-Saxon period. A single residual flint flake was uncovered in a post-medieval pit (**Asset 74**) located c. 170m to the southwest of the Site. Evidence from the Kennet waterfront and subsidiary channels (**Asset 47**) spans from the middle Iron Age to the canalisation in the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- 5.3. Roman activity recorded within 250m of the Site include human remains (**Asset 75**) recovered from the upper levels of a series of alluvial silts at Crane Wharf (**Asset 62**), a quern stone (**Asset 70**), a bowl (**Asset 71**), residual Roman Pottery (**Asset 78**) and tile fragments (**Asset 76**).
- 5.4. Reading, which is first mentioned as a Vill in the Anglo-Saxon Chronicle under the date 871, owes its name to the Saxon tribe, the *Readingas*, who settled in the area in the 6<sup>th</sup> century (RBO 2024b; RBC 2023, 10; BC 2007a, 5). A *vill* was the smallest territorial and administrative unit under the feudal system, and it comprised houses and associated land (Maitland 1897). The etymology of *Readingas* derives from the Old English words *Read* (the red one) and *ingas* (the people of), and it refers to Readas's people (UoN 2024a). Historical forms of the name include *Readingum*, *Readingan*, *Readingas*, and *Redyng* (UoN 2024b). In 876 the Danes took Reading and built fortifications on land between the Kennet and the Thames (BHO 2024b), although it is unclear whether this represents continuous occupation (BHO 2024a). Sherds of Saxon tempered vegetable pottery (**Assets 75-76**) were recovered at Crane Wharf (**Asset 62**) to the northwest of the Site.
- 5.5. By 1066 Reading had gained some self-governance, granted by Edward the Confessor (RBC 2023). The Domesday Book (1086) records Reading as a borough and a manor in the Hundred of Reading and the county of Berkshire (Powell-Smith N.D). Reading had a recorded population of 102 households putting it in the largest 20% of settlements recorded in Domesday and it is listed under the ownership of King William and the Abbey of St Martin at Battle. The land is described as ploughland, woodland and meadow, and it had four mills, three fisheries and one church.
- 5.6. The prosperity of Reading was improved by the foundation of the Abbey in 1121, which became one of the richest religious houses in England until its dissolution in the 16<sup>th</sup> century (RBC 2007a, 5). The location of Reading on the crossing of major routes and its proximity to major rivers influenced the rapid development of Reading during the medieval period, based on the manufacture of woollen cloth, leather and silk weaving. In 1560, Elizabeth I confirmed the royal charter granted by Henry VII, providing greater self-government powers to the town (RBC 2007a, 6).
- 5.7. Central Reading owes its overall urban layout to the medieval period (RBC 2023, 13). The mention of a succession of streets in the Abbey deeds suggests that a formal urban plan to create new streets started in the 12<sup>th</sup> century.

The representative extent of the medieval market and settlement, which was recorded by Professor Grenville Astill in 1978 (RBC 2023, Figure 8), includes London Street (**Asset 60**), Duke Street, Market Street, Broad Street, and Friar Street, referred to as 'New Street'. The earliest designated heritage asset recorded within 250m of the Site is the Grade II Listed timber framed building dating to the 16<sup>th</sup> century with later alterations located at Nos 49-53 London Street (**Asset 20**). Medieval activity recorded by the HER within 250m of the Site includes a possible foundry (**Asset 78**), and a series of pits (**Asset 55-56**) and ditches (**Assets 37, 44 and 49**).

- 5.8. Early pre-Ordnance Survey maps tend to be schematic and lack detail, although they can give some idea of the nature of settlement. Saxton's map of 1579 (not illustrated) and Blaeu's map of 1664 (not illustrated) depict *Redinge* (Reading) as a large settlement on the banks of two rivers, the River Thames and River Kennet. The Historic Landscape Characterisation provided by Berkshire HER records the Site within part of the historic core, east of London Street, Reading (HRM5793), which is based on Speed's map of 1611 (RBA reference: D/EX2385/1) and Rocque's map of 1761 (RBA reference: D/EX1849/1/1-5). The character of the housing in this area is variable, but many of the buildings relating to the mid-19<sup>th</sup> century are still extant (Berkshire HER 2024). John Speed's 1611 map of Reading (RBA reference: D/EX2385/1) shows Reading mainly as agricultural land, and it depicts the medieval layout of London Street (**Asset 60**) and Southampton Road as seen today. Features illustrated on Speed's map include the Priorye (Priory), the Abbey, the Free Schole (school), arable and pastureland, bridges, and a network of rows, lanes and streets. The land to the east of London Street (**Asset 60**), which is roughly where the Site would have been located, is shown as agricultural fields. During the 17<sup>th</sup> century the rural economy remained important, including leather and wool (RBC 2023, 15).
- 5.9. In 1636 Reading was described as "*the prime and principal town in this county of Berkshire for fair buildings large streets for clothing and other blessings*" (BHO 2024a). However, soon after Reading would see a decrease in its prosperity due to the decline in the cloth industry in the 1640s and to the outbreak of the Civil War between the Parliamentary and Royal forces, which led to the destruction of many buildings. Reconstructions of the Civil War Defences illustrated on a plan of Reading during the Siege of 1643 (Child 1905, 157), and a plan held by the Historic Town Trust online portal (THTT 2024b) show that the eastern boundary of the Civil War Defences (**Asset 42**) crossed the centre of South Street immediately to the west of the Site following a roughly southwest-northeast route (**Figure 3**). The Civil War defences polygon in **Figure 3**, provided by Berkshire HER, represents the potential location of the defences. Two designated heritage assets from the late 17<sup>th</sup> century are the Grade II\* Listed Watlington House (**Asset 7**) and Grade II Listed walls enclosing a garden (**Asset 18**) located within Eldon Square Conservation Area (**Asset 1**) to the east of the Site.
- 5.10. The Site was historically located within the Reading parish of St Giles as illustrated on the 1723 "plan of land belonging to the worshipful Mayor of Aldermen and Burgh of the Borough of Reading" (RBA reference: D/EX2329/3/6). This plan depicts land within the parish of St Giles to the east of London Street and to the south and the north of London Road. By the time of this plan none of the streets in the immediate Study Area other than London Road had been built. The plan illustrates enclosed agricultural fields with some scattered houses, farm buildings, granaries, and a couple of chalk pits. The area is labelled as "The Little Orts". The Site is depicted within a large plot of land owned by Mr Parr and occupied by Mr Franks, consisting of 6 acres, 3 roads and 0 perches. The plot of land seems to be flanked by a road to the south (London Road) and it is located to the south of a chalk pit, granaries and other farm buildings. A track connects London Road to the quarry pit. The area currently occupied by 3 & 5 Sidmouth Street (**Asset 21**) and 9 Sidmouth Street (**Asset 16**) was a plot of land entailing 4 acres 3 roads and 7 perches owned by Mr Burroughs and called Houghs Orchards and wharf. Chalk pits are also depicted within this plot of land. The Grade II\* Watlington House and gardens (**Asset 7**) are depicted to the west, and the High Bridge is depicted over the River Kennet. The plan suggest that the Grade II\* Listed Building would have been a prominent landmark in the post-medieval agrarian landscape.
- 5.11. From the mid-18<sup>th</sup> century onwards, Reading flourished as an important stopping point for coaches between Bath

and London. The leather industry continued, and new industries developed such as brewing, brick and tile making, iron-founding, and boat building (RBC 2007b, 7). The 1761 Topographical Map of the County of Berks by John Rocque (RBA reference: D/EX1849/1/1-5) depicts the Site within open land labelled “*Whillifs Wharfe*”. A comparison between Speeds map of 1611 (RBA reference: D/EX2385/1) and Tomkins’ 1802 map (RBA reference: T/M131/1) shows that little development had taken place beyond the medieval extent of Reading, although the subdivision of properties is likely linked with significant population growth (RBC 2023, 16) that was stimulated by the development of the canals, which by 1810 had brought London and Bristol into communication with Reading by water (RBC 2007a, 6). New residential housing was erected across Reading’s central streets from 1780 through to the 1800s, with expansion to the east and west. Residential development from the mid-18<sup>th</sup> to the late 18<sup>th</sup> century is exemplified by Grade II and Grade II\* Listed houses at 37 and 39 (**Asset 12**), 69 (**Asset 23**), 73 and 75 (**Asset 5**) 77 and 79 (**Asset 14**) London Street within Market Place and London Street Conservation Area (**Asset 3**), and Greenbank (**Asset 19**) and 33 and 35 London Road (**Asset 27**) within Kendrick Road Conservation Area (**Asset 2**).

- 5.12. The maps by Tomkin’s (RBA reference: T/M131/1) and the Historic Town Trust (THTT 2024c) show that by the turn of the 19<sup>th</sup> century further houses had appeared to the east of London Street, although development had not reached the Site, which was depicted within an area labelled “*Timber Wharf*” with large gravel or chalk pits to the south of a boat house linked to the River Kennet. A printed map of Reading from c.1832 (RBA reference: D/EX1130/2/2) shows Queen’s Road and London Road, and the area surrounding the Site is depicted as open land. Grade II Listed Buildings erected during the early 19<sup>th</sup> century recorded by English Heritage within the Study Area include 24-52 Queens Road (**Asset 14**) to the northwest of the Site; Nos 33 (**Asset 11**), 81 (**Asset 31**) 89-93 (**Asset 25**), 95 and 97 London Street (**Asset 32**) located within Market Place and London Street Conservation Area (**Asset 3**); Wesley Methodist Church (**Asset 26**); and the Cedars (**Asset 8**), Kendrick Girls School (**Asset 9**), and Nos 16-22 (**Asset 10**) and 32-50 London Road (**Asset 30**) located within Kendrick Road Conservation Area (**Asset 2**) to the south of the Site. Two Grade II\* Listed Buildings from this period are located within Kendrick Road Conservation Area (**Asset 2**), Albion Place (**Asset 4**) and St David’s Hall (**Asset 6**).
- 5.13. The arrival of the Great Western Railway in 1840 to Reading generated a quick growth of major industries such as Huntley & Palmers biscuit makers and Sutton seeds, which prompted a rapid increase in population and associated residential development exemplified by the terraced streets built in Eldon Square Conservation Area (**Asset 1**) east and west of Eldon Road, including South Street (RBC 2007a, 6).
- 5.14. Cartographic evidence (**Figure 5**; RBC 2023, figure 12) demonstrates that new roads were developed in central Reading in the first half of the 19<sup>th</sup> century. Weller’s map of 1840 (RBC 2023, figure 12) depicts the Great Western Railway to the north of the Site. The 1840 Parish map of St. Giles in Reading (**Figure 5**) shows that the streets in the area, including South Street and Sidmouth Street, had been built by then, although most of the townscape in the area is depicted as empty plots of land. The accompanying tithe apportionment of 1839 does not provide any information about the area (the Genealogist). However, it is likely that this map was not finalised since Tomkins’ map of 1802 shows plots with houses between London Street and East Street, rather than empty plots as shown on the tithe map. This is supported by the fact that Weller’s map of 1840 (RBC 2023, RBC 2023, Figure 13) shows buildings between London Street and East Street, along the south side of South Street, and scattered throughout the area. The above historic maps suggest that South Street and Sidmouth Street were built in the first half of the 19<sup>th</sup> century.
- 5.15. The Reading Board of Health maps (RBA reference: R/AS2/4; RBA 2004) were drawn up by John Clancy in 1853 commissioned by the Reading Borough Corporation to survey the state of the sanitary provision in the town. The map depicts a school (**Asset 43**) associated with Trinity Chapel (**Asset 80**) extending into the northern edge of the Site, and the Grade II Listed row of houses at 43-49 South Street (**Asset 22**) to the west of the Site, on the north side of South Street. The house at 48 South Street (**Asset 88**) opposite the Site had appeared by 1853. The house

at 7 Sidmouth Street (**Asset 87**) and the Grade II Listed house at 9 Sidmouth Street (**Asset 16**) had also been built by the time of this map. This map also shows the Grade II Listed row of houses at Queen's Crescent (**Asset 15**). Trinity Chapel (**Asset 80**) in Reading moved from King's Road to Queen's Road in the 1840s (Summers 1905, 194). The foundation stone was laid in 1848, and the opening service was held in 1849.

- 5.16. The OS map surveyed between 1875 and 1877 (**Figure 6**) depicts the layout of the roads in the area as seen today. Trinity Chapel (**Asset 80**) and its school (**Asset 43**) were enlarged between 1853 and 1877 as reflected on the 1875-77 OS map (**Figure 6**) (Summers 1905, 195). By 1877, the school (**Asset 43**), which was then annotated as a Sunday School, and its front garden had expanded further south into the Site. The chapel, the school and the front garden were surrounded by trees and vegetation. Livery Close can be observed on this map, although it is not labelled. The Zoar Baptist Chapel (**Asset 84**) had been erected on the north side of South Street c. 88m to the west of the Site. An engraving from c. 1849 (Reading Library 2024, 2726334) and an illustration from c. 1880 (Reading Library 2024, 273057) depict Trinity Chapel as a Gothic-Revival-style building surrounded by scattered trees and a low-wall with railings, which correlates to a photograph of the chapel in Summers' book published in the early 20<sup>th</sup> century (Summers 1905, Page 199). The 1875-77 map depicts a few houses along the north side of South Street, which include the buildings at 43-49 (**Asset 22**). The main feature depicted by this map on the south side of South Street is an L-shaped building with associated gardens and an outdoor pool, which represents the South Street Ladies and Gentlemen's Swimming Baths (BIAG 2024; BNA 2024). While the house at 9 Sidmouth Street (**Asset 16**) to the southeast of the Site is illustrated, the location of the houses at 3 and 5 Sidmouth Street (**Asset 21**) is drawn as empty land. The wider townscape comprises chapels, schools, workhouses, and houses along the streets, although by the time of this map there are some empty plots. The 1881 census identifies the people living at 43-49 South Street (**Asset 22**) as a clerk at the biscuit factory, an annuitant, a milliner, a dress maker, a halter, an artist in oil colours, and servants (The Genealogist). A commercial clerk at Iron Mongery Eat and Tin works was registered at 9 Sidmouth Street (**Asset 16**).
- 5.17. The 1898 OS map (**Figure 7**) does not show any changes on the Site, although the trees and hedge surrounding the church does not appear on this map, which is likely due to the preferences of the cartographer. By 1898 an ancillary building (**Asset 82**) associated with the Sunday School (**Asset 43**) had been built immediately to the west of the Site, an extra house had been built to the west of 43-49 South Street (**Asset 22**), a biscuit factory (**Asset 81**) had replaced the garden plot along the south side of South Street, a building (**Asset 83**) had been erected on the southeast corner of South Street at 50-52, and the houses at 3-5 Sidmouth Street (**Asset 21**) had appeared. The Goad Fire Insurance Map surveyed between 1895 and 1909 (RBA reference: D/EX1900/1) also depicts the Zoar Chapel (**Asset 84**) and the biscuit factory (**Asset 81**), although the latter is depicted in much more detail than in the 1898 OS map, and it is labelled as Serpell & Co. Ltd.<sup>2</sup> This map also shows a mission hall at number 29 (**Asset 85**) opposite the biscuit factory.
- 5.18. Although Huntley & Palmers was the biggest biscuit company in Reading, there were other business dedicated to the biscuit industry in Reading since 1840 (BIAG 2024). In 1885, Meaby opened the "Queens Road Steam Bakery" taking over from Shepherd's Bakery which had been established in 1840. In 1891, Meaby forms the "Meaby Triticumina Company", and in 1893 alongside Lester he also formed the "Reading Biscuit Company". In 1893 Meaby invested in a new plant and building at South Street (**Asset 81**) that had previously been South "Street Ladies and Gentlemen's Swimming Baths" which were incorporated into the Biscuit Factory (BIAG 2024; BNA 2024). After the death of Albert Meaby in 1897, his son Henry Meaby auctioned the factory and its equipment as it had been declared bankrupt. Serpell and Co., which were a successful biscuit business in Plymouth, bought the South Street Biscuit Factory in 1899 (BIAG 2024). Given that biscuit factory was not bought by Serpell until 1899, the Fire Insurance Map of this area was surveyed between 1899 and 1909, which is why it shows buildings not depicted on the 1898 OS map (**Figure 7**). The Meaby & Co. and the Serpell & Co. Biscuit Factory is commonly called

<sup>2</sup> Only the extract of the western side of South Street, which does not include the Site, was consulted in the RBA

Serpell's.

- 5.19. The NHLE record the following Grade II Listed Buildings within the Study Area which reflect the expansion Reading underwent during the 19<sup>th</sup> century: the Church of St John the Evangelist (**Asset 17**) within Eldon Street Conservation Area (**Asset 1**) to the east of the Site; houses at 35 and 41 London Street (**Assets 13 and 24**) within Market Place and London Street Conservation Area (**Asset 3**) to the west of the Site; Kendrick View (**Asset 28**) within Kendrick conservation Area (**Asset 2**) to the south of the Site; and Railings to road from Albion Place opposite Redlands Road (**Asset 29**) to the south east of the Site.
- 5.20. Post-medieval activity recorded by the HER also includes pits (**Asset 38, 57 and 74**), a ditch (**Asset 57**), revetments associated to the Kennet canalisation (**Assets 58-59**), sections of canalised channels (**Assets 40 and 65**), three wells (**Assets 67-69**), pottery sherds (**Assets 72-73**), and a series of features (**Asset 79**) interpreted as gravel quarry pits.
- 5.21. The 1901 census records an engineer fitter, a carpenter, labourer biscuit factory bread makers, a railway porter, a dress maker and an accountant at 43-49 South Street (**Asset 22**), and a rate toll collector and a qualified chemist's drug at 9 Sidmouth Street (**Asset 16**) (the Genealogist).
- 5.22. While no major changes are depicted within the Site on the OS map surveyed between 1909-10 (**Figure 8**), further buildings, have appeared at each side of South Street, likely structures associated with the Biscuit Factory (**Asset 81**) and houses. The map surveyed between 1931 and 1932 (**Figure 9**) shows no major changes in the area other than the biscuit factory (**Asset 81**) expanding to the west, and Kendrick School of girls (**Asset 9**) erected to the south.
- 5.23. Serpell's Biscuit Factory (**Asset 81**) continued successfully until July 1904 when a serious fire almost completely destroyed the factory as reflected by photographs taken on the day (Reading Library 2024, 2729497; Reading Museum 2024, 1997.130.447). One of the photographs shows a Victorian gas streetlamp on the south side of South Street. The blaze was attended by the Reading Fire Brigade and by Huntley & Palmers own Fire Brigade (BIAG 2024). A new factory was built in a seven-months period, which had only two storeys whereas the original had four storeys.
- 5.24. Reading became a major recruiting centre during the First World War with its industries focusing on the war, and during the Second World War Reading received many evacuees (RBC 2023, 19). During the post-war period, the Victorian department stores and independent shops continued to operate. In the mid-20<sup>th</sup> century, much of the historic core of Reading was redeveloped to provide offices and shops (RBC 2007b, 7). The end of Serpell's biscuit company came in 1959 when it went into voluntary liquidation (BIAG 2024). In 1960 the South Street factory was sold, and it was used for a variety of purposes until it was demolished prior to 1979. In 1969 Reading based Huntley & Palmers merged with Peek Frean and Jacobs, to form Associated Biscuits, although biscuit production in Reading ceased in 1976 (RBC 2023, 19). Eventually, Victorian factories were replaced by offices as a new economy emerged in the UK.
- 5.25. Although no major changes are illustrated on the 1956 OS map (**Figure 10**), it depicts the Employment Exchange (men) building (**Asset 86**), and meeting rooms (**Asset 85**), replacing the Mission Hall, on the north side of South Street. The Sunday School within the Site is annotated as "hall" in the 1956 map. Aerial photography from 1967 (RAF/58/8196) depicts no changes withing the Site.
- 5.26. While a northeast facing photograph taken from the corner of South Street and Sidmouth Street c. 1975 (Reading Library 2024, 2736514) shows the building at 3 & 5 Sidmouth Street (**Asset 21**) as seen today (**Plate 8**), the photo also depicts several now removed features as still being extant. These included a low-lying brick wall outside 50-52 South Street (**Asset 83**), currently replaced by a taller wall; the vegetation and scattered trees as well as the low-lying wall with railings surrounding Trinity Hall (**Asset 43**), currently demolished, and the Victorian building at 7 Sidmouth Street (**Asset 87**) had not been demolished and replaced by Sidmouth Court by the time of the photograph.

- 5.27. The building at 3 & 5 Sidmouth Street (**Asset 21**) was formerly known as Sidmouth Villas and it was used as a private school for girls between 1980 and 1989 (Reading Library 2024, 2736516 and 2725597). An east-facing photograph of the corner of East Street and South Street taken in 1979 (Reading Library 2024, 2724052) depicts the Arts Centre that replaced the Employment Exchange (**Asset 86**) on the north side of South Street and the row of modern blocks of flats that replaced the biscuit factory (**Asset 81**) on the south side of South Street. A photograph taken between 1970 and 1979 (Reading Library 2024, 2720859) shows that Trinity Chapel was still extant and that its pinnacle had been shortened. Documentary evidence establishes that the church was closed in 1979 (GENUKI 2015a).
- 5.28. Ordnance Survey maps of the second half of the 20<sup>th</sup> century (not illustrated) show no changes within the Site until 1990, by which time the existing L shaped building replaced the building within the Site associated with Trinity Chapel.<sup>3</sup> Trinity Chapel was demolished around 1980 to make way for the existing hall of residence (GENUKI 2015). Modern satellite imagery (Google 2024) shows that the Zoar Chapel (**Asset 84**) is no longer extant.
- 5.29. Modern activity recorded by the HER within 250m of the Site includes the Locally Listed King's Road Gardens (**Asset 35**), an air raid shelter (**Asset 36**), three mills (**Asset 41** and **51**), a paint factory (**Asset 52**) and a still house at former Reading Green Marvell Colorworks (**Asset 64**).
- 5.30. This HS has established that South Street and Sidmouth Street were within an area of agricultural fields from the early 17<sup>th</sup> century through to the early 19<sup>th</sup> century. Cartographic evidence suggests that Civil War Defences crossed the central portion of South Street immediately to the west of the Site in 1643. Historic maps show that both streets were built during the first half of the 19<sup>th</sup> century and that residential development in the area took place in the second half of the 19<sup>th</sup> century, which was influenced by the increase in population encouraged by the arrival of the Great Western Railway and the subsequent prosperity of industries such as biscuit making and brewing. In this context, Trinity Hall (**Asset 43**), Serpell's Biscuit Factory, the Zoar Chapel (**Asset 84**), and the houses at 43-49 South Street (**Asset 22**) and 3 & 5 and 9 Sidmouth Street (**Asset 16**) were erected, although many of these buildings have been replaced by modern structures. Therefore, the townscape associated with the Site derives most of its character from its historic importance as an area that developed during the late 19<sup>th</sup> century expansion of Central Reading. Some of this significance is derived from the retention of the late Victorian road layout of the streets and the survival of a few houses that preserve their historic features such as those at 43-49 South Street (**Asset 22**) and 3-5 and 9 Sidmouth Street (**Assets 16** and **21**).

## 6 STATEMENT OF SIGNIFICANCE

### 6.1. Definition of Significance

- 6.1.1. The Proposed Development would be located on the corner of South Street and Sidmouth Street within the immediate setting of the Grade II Listed houses at 43-49 South Street (**Assets 22**), and 3-5 and 9 Sidmouth Street (**Asset 16** and **21**), which are not located within a Conservation Area.
- 6.1.2. The following section defines the significance of the immediate townscape associated with the Site, paying special attention to the Grade II Listed houses at 43-49 South Street (**Asset 22**), and 3-5 and 9 Sidmouth Street (**Assets 16** and **21**). Given that the Grade II Listed Queen's Crescent (**Asset 15**) and the non-designated Reading Islamic Centre (**Asset 83**) are also considered to be sensitive to changes in the area, they have also been added to the statement of significance. Since the spire of the Grade II Listed Church of St John the Evangelist (**Asset 17**) is prominent in important views of the area, and Watlington House (**Asset 7**) is glimpsed in some views, they are also referenced in this section when required.

<sup>3</sup> Maps consulted using a company subscription on <https://www2.promap.co.uk/#/>

## 6.2 Evidential Value

- 6.2.1. The area around the Site contains evidence of the urban development that took place in Reading to the east of London Street throughout the 19<sup>th</sup> century, although views of Watlington House (**Asset 7**) reflect the rural origins of the area. Historic maps (**Figure 5-7**) show that South Street and Sidmouth Street appeared between 1802 and 1840 and that many buildings were erected along both Streets in the second half of the 19<sup>th</sup> century. This urban expansion was influenced by the increase in population linked to the industrial growth prompted by the arrival of the Railway to Reading and the subsequent prosperity of industries such as biscuit making (RBC 2007a, 6).
- 6.2.2. A historic map (RBA reference: D/EX2329/3/6) depicts the area as an agrarian landscape which would have been dominated by Watlington House (**Asset 7**) since as early as 1723, although it is believed that the western part of the house as built as early as 1668 (HE 2024). This building is a subtle remnant of the agrarian landscape and architecture present in the area in the 17 and 18<sup>th</sup> centuries.
- 6.2.3. Cartographic evidence (**Figures 5**; RBA reference: R/AS2/4) establishes that the north and south frontages of South Street were empty in 1840 and that they were occupied by one building at each side in 1853. These buildings were the houses at 43-49 South Street (**Asset 22**) and the house at 48 South Street (**Asset 88**), although it seems that the latter has been demolished and replaced by a modern building. Documentary evidence identifies Trinity Chapel (**Asset 80**) at Queen's Road and its associated school (**Asset 43**) at South Street since 1849 (Summers 1905, 194). The 1853 map (RBA reference: D/EX2329/3/6) depicts the school (**Asset 43**) as extending into the northern edge of the Site, although not quite reaching the frontage of the north side of South Street. By 1853 the houses at 7 (**Asset 87**) and 9 Sidmouth Street (**Asset 16**) as well as Queen's Crescent (**Asset 15**) had been erected (RBA reference: D/EX2329/3/6). The tithe map of the Parish of St Giles (**Figure 5**) depicts the Church of St John the Evangelist (**Asset 17**) which is currently part of important views from South Street. The houses at 43-49 South Street (**Asset 22**) and 9 Sidmouth Street (**Asset 16**) represent an Italianate style with eclectic elements, which developed during the 19<sup>th</sup> century (see the "Aesthetic Value" below for further discussion).
- 6.2.4. An OS map (**Figure 6**) demonstrates that by 1877 the Zoar Chapel had been added to the north frontage of South Street, and that the school labelled "Sunday School" (**Asset 43**) had been extended further south into the Site with a garden and scattered trees. This map records that the south side of South Street is almost entirely occupied by an L-shaped building and its associated gardens and an outside pool, commonly known as the "*South Street Ladies and Gentlemen's Swimming Bath*" (BIAG 2024; BNA 2024).
- 6.2.5. Cartographic and documentary evidence establish that the "*South Street Ladies and Gentlemen's Swimming Bath*" (**Asset 81**) was replaced by the "*Meaby & Co. Biscuit Factory*" in 1893 (**Figure 7**) (BIAG 2024; BNA 2024), although part of the baths were incorporated into the factory. The OS map of 1898 depicts the houses at 50 & 52 South Street (now the Reading Islamic Centre) (**Asset 83**) and 3 & 5 Sidmouth Street (**Asset 21**), which were built in the 1880s in a Gothic Revival Style as was the Church of St John the Evangelist (**Asset 17**) (see the "Aesthetic Value" section below for further discussion).
- 6.2.6. Cartographic and photographic evidence (**Figures 7-9**) (Reading Library 2024)<sup>4</sup> as well as modern satellite imagery (Google 2024) show that the remaining empty plots in South Street were occupied by buildings in the 20<sup>th</sup> Century, and that many of the 19<sup>th</sup> century buildings were demolished and replaced by modern buildings, as exemplified by the hall of residences that replaced Trinity Hall, the modern blocks of flats that replaced Serpell's Biscuit Factory and Sidmouth Court that replaced the house at 7 Sidmouth Street. Therefore, the area is considered to be an incomplete example of the 19<sup>th</sup> century expansion of Reading, though part of its Victorian character and appearance is retained in the layout of South Street and Sidmouth Street as well as in the historic features preserved in the houses at 43-49 South Street (**Asset 22**) and 3-5 and 9 Sidmouth Street (**Asset 16 and 21**), and

<sup>4</sup> See references to individual photos above in section 5

the Reading Islamic Centre (**Asset 83**).

- 6.2.7. This assessment has established that the area of South Street and Sidmouth Street, with their nearby Listed Buildings (as supported by associated cartographic, documentary and photographic evidence) does enhance our ability to understand the historic and architectural significance of the area to the east of London Street as a planned Victorian townscape, which replaced the post-medieval agrarian landscape.

### 6.3 Historical Value

- 6.3.1. Much of the historical value of the nearby Listed Buildings is inseparable from their evidential value, which is discussed above in section 6.2.
- 6.3.2. Speed's map of Reading dating to 1611 (RBA references: D/EX2385/1) show that the Site and its immediate setting lay within agricultural land since the early 17<sup>th</sup> century. A map showing the location of the Civil War Defences in Reading (Childs 1905, 157; THTT 2024b) suggests that the eastern boundary of the earthwork (**Asset 42**) crossed South Street immediately to the west of the Site (**Figure 3**). This defensive system reflects the enormous importance of Reading, and the area associated with the Site during the war between Royalists and Parliamentarians that took place from 1642 to 1646 (Reading Museum 2024c). After taking the town in 1643, the Royalists built this earthwork to defend their garrison.
- 6.3.3. A plan of the Parish of St Giles in Reading (RBA reference: D/EX1392/1) shows that by 1723 the agricultural land in the area had been enclosed into relatively regular plots. The area is labelled as "The Little Orts". By the time of this plan, the Site and the houses at 43-49 South Street (**Asset 22**) were occupied by a large plot of land owned by Mr Parr and occupied by Mr Franks. The plot of land is flanked by what will become London Road to the south. The Site is located within or near a chalk pit and to the south of farm granaries and other farm buildings connected to the River Kennet. A track crossing the plot of land connects London Road to the quarry pit. In turn, the houses at 3 & 5 Sidmouth Street (**Asset 21**) and 9 Sidmouth Street (**Asset 16**) were occupied by a plot of land entailing 4 acres 3 roads and 7 perches owned by Mr Burroughs and called Houghs Orchards and wharf. Chalk pits are also depicted within this plot of land. The Grade II\* Watlington House and gardens (**Asset 7**) are depicted to the west.
- 6.3.4. Historic maps and show South Street and Sidmouth Street within open land labelled as "*Whillifs Wharfe*" in the second half of the 18<sup>th</sup> century (RBA reference: D/EX1849/1/1-5) and a timber wharf with gravel pits linked to the River Kennet, and "The Town Orts" in the early 19<sup>th</sup> century (RBA reference: T/M131/1). The arrival of the Great Western Railway led to the growth in industries such as biscuit making and brewing which influenced the increase in population and subsequent urban expansion in Central Reading (RBC 2023, 16). This is demonstrated by cartographic evidence which illustrates that urban development did not reach the area to the east of London Street until at least 1840 (**Figure 5**) around when South Street and Sidmouth Street were built. By 1853 the first buildings appear along South Street and Sidmouth Street, exemplified by 43-49 South Street (**Figure 22**), 9 Sidmouth Street (**Figure 16**), and Trinity Hall (**Figure 43**), which by the time of this map extended into the northern edge of the Site (RBA reference: R/AS2/4). Trinity Hall was originally a Sunday school associated with Trinity Chapel (**Asset 80**); a Congregational church which moved from King's Road to Queen's Road to the north of the Site in 1849 (GENUKI 2015a). Prior to the construction the church at Queen's Street the ground was under a crop of wheat, and that there was great opposition to the new site as it was in a remote part of town (Summers, 1905, 194). The church at Trinity always took a marked interest in the work of foreign missions (Summers, 1905, 197). The church closed in 1979, and it was demolished and replaced by offices, although currently it is partially an empty plot of land (GENUKI 2015a).
- 6.3.5. Ordnance Survey maps of Reading show how urban development along South Street and Sidmouth Street intensified in the second half of the 19<sup>th</sup> century. The 1875-77 OS map (**Figure 6**) depicts the Zoar Chapel (**Asset 84**), houses at 48 South Street (**Asset 88**) and 7 South Street (**Asset 87**) and the "South Street Ladies and Gentlemen's Swimming Baths" (**Asset 81**). Further buildings appear in the area by the time of the 1898 (**Figure 7**),

including the house at 3 & 5 South Sidmouth Street (**Asset 21**) and a biscuit factory on South Street (**Asset 81**). According to documentary evidence the Grade II Listed Building 3 & 5 Sidmouth Street was formerly known as “Sidmouth Street” and used as a private school for girls (Reading Library 2024, 2725597). More notably, the Listed Building represents the Butterfield Vicarage Style, and as such it is associated with the Gothic Revival which was “a conscious movement that began in England to revive medieval Gothic forms, from the second half of the 18<sup>th</sup> century and throughout the 19<sup>th</sup> century” (RIBA 2024). Butterfield belonged to the Oxford Movement that sought a renewal of “catholic” or Roman Catholic thought and practice within the Church of England (Rice 2018; Britannica 2024). The way in which this house is built may reflect the desire of its owner or architect to display their wealth, architectural knowledge or religious and cultural affiliations. Moreover, Reading Islamic Centre at 50-52 South Street (**Asset 87**) and the Church of St John the Evangelist (**Asset 17**) were also designed in a Gothic revival architectural Style which strengthens the association of the area with this architectural movement and enhances the ability to understand the historic importance of the Listed Buildings and their setting.

- 6.3.6. One of the main industries in Victorian Reading was biscuit making which was mainly associated with Huntley & Palmers, although there were other significant biscuit manufacturers in town such as Meaby & Co. Ltd and Serpell & Co which have tight links with South Street (RBC 2023, 17; BIAG 2024). In 1885, Meaby (RBC 2023, 17) took over a bakery in Queen’s Road and in 1893 he formed “The Reading Biscuit Company”, although he lost a court case which prevented him from using the company name on cake and biscuit packaging as it could impact Huntley & Palmers (BIAG 2024). In 1893, Meaby invested in a new building and equipment in South Street (**Asset 81**) which had previously been occupied by the “South Street Ladies and Gentlemen’s Swimming Baths”. Apparently, the baths were incorporated into the factory. The Reading Observer in July 1893 notes that during the reconstruction of the King’s Meadow bathing-place in Reading, the Reading Biscuit Company “*very generously placed their two smaller baths in South-street at the disposal of the Corporation*” (BNA 2024). After the death of Albert Meaby and the bankruptcy of the company, Henry Meaby put the biscuit factory and its associated machinery on auction. Serpell & Co., a well-established biscuit manufacturer from Plymouth, bought the factory in South Street in 1899 and run a successful business until there was a serious fire in July 1904 (BIAG 2024). The blaze was attended by Reading fire brigade and Huntley & Palmer’s own fire brigade. The building was rebuilt with two-stores, rather than with four-stores as the original building. The company went into voluntary liquidation on 18<sup>th</sup> December 1959, and the building was sold in 1960 to be used for a variety of purposes. A photograph held by Reading Library shows that the factory had been replaced by modern blocks of flats by 1979 (Reading Library 2024, 2724052). The 1901 census identifies many of the people living on South Street, including 43-49 South Street (**Asset 22**), as factory labourers such as tin packers and bread makers (the Genealogist).
- 6.3.7. Cartographic and photographic evidence as well as modern satellite imagery (Google 2024) show that the majority of the buildings in South Street and Sidmouth Street are modern, some of them newly built as the South Street Arts Centre (formerly known as the Employment Exchange) (**Asset 86**) and others replacing 19<sup>th</sup> century buildings such as Sidmouth Court which replaced the house at 7 Sidmouth Street (**Asset 87**), the block of flats replacing the biscuit factory (**Asset 81**) or Trinity Sunday School (**Asset 43**) which was replaced by a hall of residences in the 1980s, although other buildings have been demolished without being replaced as is the case of the Zoar Chapel (**Asset 84**).
- 6.3.8. This assessment has established that land at Sidmouth Street and South Street has had a variety of purposes throughout its history. The area was agricultural land in the 17<sup>th</sup> and 18<sup>th</sup> centuries, and it was used as Civil War Defences in the 1640s as well as quarry pits and a Timber Wharf during the 18<sup>th</sup> and 19<sup>th</sup> centuries. Urban development reached the area in the 1840s because of the expansion of Central Reading to the east of London Street, when a Victorian townscape was designed to include residences, baths, a biscuit factory, churches and a school for girls. This Victorian townscape has been subject to change from the early 20<sup>th</sup> century onward. Therefore, the urban layout of the area is a result of people responding to changing circumstances.

- 6.3.9. The architectural fabric of the area and its nearby Listed Buildings is representative of the 19<sup>th</sup> and 20<sup>th</sup> centuries, which includes the Gothic Revival and Italianate architectural styles. Moreover, the survival of nearby Watlington House (**Asset 7**) along with cartographic and other documentary evidence enhances the ability to appreciate the historic development of the settlement since at least the early 17<sup>th</sup> century, and to understand its association with historic events at a local and a national level.

## 6.4 Aesthetic Value

- 6.4.1. The houses at 43-49 Sidmouth Street (**Asset 22**) (**Plates 4-6**), which were erected in 1852 and possibly designed by J. J. Cooper, comprise a two-storey terrace with bath ashlar on the top storey of the main elevation, rusticated bath ashlar on lower storey of the main elevation, and flint with brick dressings and quoins to the side and the rear. Each house has two bays with four-light sash windows. The cornice and the parapet of the main elevation has a plain *fascia*. The main elevation of this Listed Building seems to display key visual components seen in the Italianate style that developed during the Victorian period, as exemplified by the Reform Club built by Barry in 1841 (Rice 2018, 136 and 145). In the second half of the 19<sup>th</sup> century an eclectic style developed from Venetian, Italianate, Byzantine, Neo-Classical and Neo-Renaissance designs (Rice 2018, 145). This may explain the use of flint and decorative brick bands to the side and the rear of the building since the use of flint in the Victorian period was mainly associated with inspired on medieval designs. The main elevation is in a poor condition.
- 6.4.2. The house at 9 Sidmouth Street (**Asset 16**) (**Plate 7**) is on the southeast corner of South Street and Sidmouth Street and it has an unusual composition forming a two-storey end of terrace to the three-storey houses at 54-70 (even) South Street, which are under the same roof line. The main elevation of the house is west facing, and it displays grey brick placed in a Flemish bond, stucco lintels over glazing bar sash windows, stucco quoins and a stucco plinth on the ground floor, a stucco band over the ground floor, and a hipped slate roof. The recessed door is accessed by an entrance with steps and a stucco semi-circular arch which has a decorative flying keystone. The architectural and decorative elements of this building also fit within the Italianate style.
- 6.4.3. The Grade II Listed row of houses at Queen's Crescent (**Asset 15**) (**Plate 27**) to the northwest of the Site constitute another example of the Italianate architectural style in the area. The Listed Building was built in 1832-33, likely by J. J. Cooper, as a very slight crescent with houses on a skew, following the curve of Queen's Road. The houses comprise three-storeys built with bath ashlar. There are bands over the rusticated ground floor. The first floor has pediments over sashed windows, and there is a plain cornice and parapet at the top of the second floor. While the main eastward elevation of this building (**Plate 27**) is not visible from the area, the rear of the building is visible from South Street (**Plate 5**), sharing views with 43-49 South Street (**Asset 22**) and Trinity Hall (**Asset 43**).
- 6.4.4. The houses at 3 & 5 Sidmouth Street (**Asset 21**) (**Plate 8**) comprise a pair of two and a half or three-storey houses with one bay each flanked on the sides by extruded apsidal two-storey extensions, each with an entrance door on the ground floor, semicircular arch windows on both floors, and a short turret on the top floor. Both houses display red brick with subtle polychromy, a plinth and three segmental arch sash windows on the ground floor, a band over the ground floor, tiled hipped roofs, and a large brick chimney stack in the valley between the roofs. The houses at 3 & 5 South Street are asymmetrical in composition and have slightly different decoration on the upper floors of their main elevations. The main elevation of number 3 has two sash windows covered by a string on the first floor, a string with a semi-circular overarch string above semi-circular arch sash windows on the second floor. The main elevation of number 5, which is set back from number 3, has a string with a semi-circular overarch above the first-floor segmental arch sash windows, with the second-floor segmental arch sash window interrupting both the overarch string (which is dropped below it) and the string above. This Grade II Listed Building was built in the 1880s in a Butterfield Vicarage style. William Butterfield was a Victorian architect who was prominent in the Gothic Revival style in England, and a feature in his architectural style was his bold use of polychromy and stone as exemplified by the houses at 3 & 5 Sidmouth Street (AHRnet 2024; Britannica 2024). Photographic evidence and the Site visit suggest that this building has undergone little alterations in the modern period (Reading Library 2024,

2736514) (**Plate 8**).

- 6.4.5. While it is unclear whether the building at 50 & 52 South Street (**Asset 83**) (**Plate 9**) has been subject to modern alterations, cartographic evidence shows that the building was erected in the same location in the 19<sup>th</sup> century, and it resembles the Gothic Revival Style seen at 3 & 5 Sidmouth Street, although with a symmetrical composition. The building comprises a pair of two-storey semi-detached houses with dormers projecting beyond the plane of a pitched roof. The dormers are finished off with open pediments. Gothic architectural features visible on the main elevation of this building include bay windows on the lower ground, segmental arch sash windows on all floors, and brick of varying colours (Rice 2018, 130-47; RIBA 2024). The site visit and modern photography demonstrate that original low-rise wall flanking the front the house has been replaced by a taller brick wall painted in blue. (Reading Library 2024, 2736514) (**Plate 9**)
- 6.4.6. The Church of St John the Evangelist (**Asset 17**) was also designed in a Gothic revival architectural Style, and its prominent tower and spire is visible the wider setting of the Site and its nearby Listed Buildings (**Plates 10-11 and 13**).
- 6.4.7. Watlington House (**Asset 7**) which is visible from the junction at South Street and Sidmouth Street, is an example of the pre-Victorian landscape and architecture in the area (**Plates 10-12**). The 17<sup>th</sup> and 18<sup>th</sup> century storey farmhouse comprises a rectangle of red and silver brick placed in a Flemish bond, which was predominantly used in the late part of the post-medieval period. The house has dormers and a hipped roof.
- 6.4.8. Cartographic and photographic evidence show that a substantial number of Victorian buildings in the area were replaced by modern buildings such as Trinity Chapel (**Asset 80**) and its associated Trinity Hall (**Asset 43**), Serpell's Biscuit Factory (**Asset 81**) and 7 Sidmouth Road (**Asset 87**) (**Figures 5-10**) (Reading Library 2024, 2736516, 2725597, 2720859 and 2724052).
- 6.4.9. The above evidence shows that despite the numerous alterations and replacements of buildings in South Street and Sidmouth Street, the area retains its original Victorian layout area. Most importantly the nearby Grade II Listed Buildings conserve their architectural elements from the 19<sup>th</sup> century which are considered to add aesthetic significance to the area as well as enhance our ability to understand the different architectural styles and movements that flourished during the Victorian period in England. In addition, Watlington House (**Asset 7**) is a reminder of the agrarian origin of the area as well as an example of an 17<sup>th</sup> and 18<sup>th</sup> century farmstead.

## 6.5 Communal Value

- 6.5.1. The area and its buildings exemplify the use of the land from the 17<sup>th</sup> century until today. While most of the buildings in the area are modern houses and flats, Sidmouth and South Street retain their Victorian layout and the Grade II Listed Buildings at 43-49 South Street (**Asset 22**) and 3 & 5 (**Asset 21**) and 7 Sidmouth Street (**Asset 16**) preserve their 19<sup>th</sup> century features, reflecting the urban expansion of the city in the 19<sup>th</sup> century which is associated with the prosperity of the community at the time. In addition, Watlington House (**Asset 7**) is a subtle reminder of the agrarian use of the land by past communities in the area to the East of London Street.
- 6.5.2. This assessment has established that most of the buildings in the area have had a residential purpose from the 19<sup>th</sup> century through to the present day, which reflects a social aspect of the local community which has continued over the time. Similarly, the Grade II Listed Building at 3 & 5 Sidmouth Street (**Asset 21**) has been used by the local community as an educational hub throughout its history. For example, today it is a Montessori School and a Unicity College, and in the past, it was a girl's school (Reading Library 2024, 2725597).
- 6.5.3. The Zoar Chapel (**Asset 84**) as well as Trinity Chapel (**Asset 80**) and its associated Sunday School (**Asset 43**) brought a spiritual value to the area in the 19<sup>th</sup> and 20<sup>th</sup> centuries, though the spiritual values of the area has been diminished as they were demolished in the 20<sup>th</sup> century and the spiritual value of a place is generally dependent on its historic fabric or character (HE 2008, 31-32). In any case, Reading's Islamic Centre (**Asset 83**) opposite the

Site, the Spires of the Church of St John the Evangelist (**Asset 17**), which is visible from Sidmouth Street and South Street, along with cartographic and documentary evidence reminds us of the continuous practice of faith by the local community and reflects the multi-cultural character of Reading nowadays.

- 6.5.4. Serpell's Biscuit Factory (**Asset 81**) as one of the main features in South Street during the 19<sup>th</sup> and 20<sup>th</sup> centuries would have brought social interaction and coherence to the local community. Although, the factory was replaced by a block of flats in the late 20<sup>th</sup> century, social values are less dependent on the survival of historic fabric (HE 2008, 32). As such, the communal value of the factory has likely acquired value through the passage of time because of a collective memory of stories linked to the factory as demonstrated by a piece called "Life at Serpell biscuit factory" published on Berkshire Live in 2013 that illustrates some of the memories of the people who had worked at the factory (Berkshire Live 2013).
- 6.5.6. As discussed above, the history of the area reflects an evolving landscape as a result of the local community adapting to changing circumstances throughout the centuries.

## 7 DEVELOPMENT DESIGN

- 7.1. The above section has set out what matters and why in regard to the character and the appearance of the area and the Listed buildings nearby. This section sets out how the Proposed Development design aims to respond to and enhance the cultural significance of the settings the Grade II Listed houses at 43-49 South Street (**Asset 22**), and 3 & 5 and 9 Sidmouth Street (**Assets 16 and 21**). This Section has been informed by the Reading Borough Council Local Plan (RBC 2019).
- 7.2. The Proposed Development at Trinity Hall (**Figure 1; Client Drawings 1-3**) is located at 51 South Street and flanked to the east by Sidmouth Street. The existing main building on this corner site of South Street and Sidmouth Street will be retained and will remain off-set from South Street and Sidmouth Street. A small existing garage building on the South Street frontage next to Livery Close will be demolished. The scheme will provide a part 3, part 3 1/2 storey building in height with 18 new apartments with secure cycle parking and refuse stores. Therefore, it is proposed to slightly increase the height of the existing building from 3-storeys to 3 1/2 storey in height.
- 7.3. The height, scale, architectural design and materials of the Proposed Development have been designed to complement the buildings in the local area at this junction of South Street and Sidmouth Street. The scale of the proposed building also considers the slope of the Site. This is also an opportunity to improve the design quality of the building, which will include tree planting and landscaping, at the junction of South Street and Sidmouth Street on this corner site.
- 7.4. The surrounding area in both South Street and Sidmouth Street comprises a mix of commercial and residential buildings of varied scale, height and appearance. To the north is the new Queens Road residential extension, with off-street parking immediately adjacent to the application site. To the east is the 3-storey Grade II listed 3 & 5 Sidmouth Street (**Asset 21**), and the modern 3-storey Sidmouth Court flats (**Asset 87**). To the south-east is the 2-storey Grade II Listed 9 Sidmouth Street (**Asset 16**). Nos. 50-52 South Street, to the south of the site, is a slightly elevated, blue/red brick 3 storey building occupied by the Reading Islamic Centre (**Asset 83**). To the west is the 2 ½ storey Grade II Listed no's 43-49 South Street (**Asset 22**) and the 4-storey Shepton House flats with a pitched roof at 48 South Street.
- 7.5. The Appeal Decision (Appeal reference: APP/E0345/W/23/3334782) from the Planning Inspectorate (discussed above in section 2.4) suggests that the existing building at 51 South Street makes a neutral contribution towards the significance and appreciation of the listed buildings (The Planning Inspectorate 2024). Also, it notes the positive contribution that tree coverage and spaciousness have upon the character and appearance of the area. Moreover, it states that the Proposed Development would "*appear as an imposing block against it resulting in it dominating*

*and distracting from No 43-49 due to its far larger mass and footprint". In addition, it notes that "given the separation between the appeal site and existing large and varied built form around them, the proposal would not harm the significance or ability to appreciate No 9 and No 3 and 5. Notwithstanding this, the proposal would harm the character and appearance of the area. Furthermore, it would harm the appreciation of the significance of No 43-49 that could not be overcome by planning conditions. It would lead to less than substantial harm to the significance of No 43-49".*

- 7.6. Policy EN1 of the Adopted Local Plan advises that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, and the historic character and local distinctiveness of the area where they are located (RBC 2019, 37). It also states that *"applications which have the potential to affect the significant features of heritage assets should be justified by a Heritage Statement. applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings"*.
- 7.7. Policy EN6 of the Adopted Local Plan advises (RBC 2019, 42) notes that *"New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development"* (RBC 2019, 42). The factors to take into consideration include contributing positively to the existing historic townscape, sensitivity to historic context, reflection on the themes that contribute to local distinctiveness, and whether the Proposed Development improves access to previously undiscovered or neglected historic significance.
- 7.8. This section demonstrates that the Proposed Development takes into account building heights, scaling, layout as well as building material and finishes commonly used in the area, while following a modern design which is more sensitive to the character of the area and the settings of the nearby Listed Buildings (**Client Drawings 1-3**).
- 7.9. The proposed increase in height has been designed to be similar to other modern developments in the area as well as to some of the historic buildings. The proposed Design includes red, cream and blue brick placed in English Bond and with a rendered finish on the ground floors at South Street and Sidmouth Street (**Client Drawings 2-3**). The use of polychromy and rustication (rendered finish) would blend in with the Gothic Revival and Italianate styles present in nearby Listed Buildings, while the use of an English bond, as a less decorative bond, would ensure that Trinity Hall remains subservient to the character of the area.
- 7.10. The proposed ground floor design includes a hedge and scattered trees flanking the Site along South Street and Sidmouth Street, which would recuperate a feature of the Victorian landscape as seen in early photographs of Trinity Chapel. The slight increase in height (0.5m) has been designed to ensure that views of key buildings in the area would not be obscured and the Proposed Development has been designed to remain off set from South Street and Sidmouth Street ensuring that the line, and lines of sight along, the historic thoroughfares would be maintained.
- 7.11. Overall, it is considered that the Proposed Development has been designed to be in line with the general character of the area, including the settings of the nearby Listed Buildings.

## 8 PREDICTED IMPACTS OF PROPOSED DEVELOPMENT

### 8.1 Development Proposal

- 8.1.1. NPPF (DLUHC, 2023), PPG (MCHLG and DLUHC, Live Document) and HE guidance on setting (2017- Updated 2020) are clear that the setting of an asset can contribute to its significance. Section 2.3 of this report outlines the planning policy with regard to the setting of designated assets. Details of all designated assets within 250m of the Site and selected Locally Listed Buildings are contained within the Site Gazetteer at the end of this report (**Appendix 2**).

- 8.1.2. This section considers the potential for the Proposed Development to result in impacts upon the setting of designated heritage assets within 250m of the Site. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their cultural significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. Where a new development may be located within the setting of an asset but does not diminish the cultural significance of the asset or the ability to appreciate that significance, it may have a neutral impact.
- 8.1.3. The Listed Buildings nearby the Proposed Development include houses at 43-49 South Street (**Asset 22**), and 3 & 5 and 9 Sidmouth Street (**Asset 16 and 21**). The following building will be considered with the above Listed Buildings due to their proximity to their area associated with the Site: Grade II Listed Queens Crescent (**Asset 15**) and non-designated Reading Islamic Centre (**Asset 83**).
- 8.1.4. The three following conservation Areas are located within 250m of the Site: Eldon Square Conservation Area (**Asset 1**), Kendrick Road Conservation Area (**Asset 2**), and Market Place and London Street Conservation Area (**Asset 3**). There is a further Grade II Listed Building within 250m of the Site, the railings to road from Albion Place to opposite Redlands Road (**Asset 29**).
- 8.1.5. A Site visit was carried out on 1<sup>st</sup> October 2024 to assess the impact that the Proposed Development would have upon the character and the setting of the above designated assets. The impact on the settings of these designated assets is assessed below.
- 8.1.6. The site visit demonstrated that the railings to road from Albion Place to opposite Redlands Road (**Asset 29**) had no potential intervisibility with the Site due to intervening buildings. As such, it will not be subject to further assessment as where there is no visibility, there will be no harm to their setting.

## 8.2 Impact on setting and character of nearby Listed Buildings

- 8.2.1. The site visit was carried out to assess the impact that the Proposed Development would have upon the character of the area around the Site and the Listed Buildings nearby. The site is situated on the northwest corner of South Street and Sidmouth Street, and the significance of its nearby Listed Buildings is considered to stem primarily from their historical and aesthetic value. Originally an agrarian area with strong associations to the Civil War, it later transformed into a Victorian townscape following the arrival of the railway in the 1840s. This development sparked continued growth extending into the modern era. Several buildings within the area contribute positively to its historic and architectural importance. The closest buildings, which the Site is located within the immediate settings of, are Grade II Listed Buildings 43-49 South Street (**Asset 22**), located c. 23m to the west of the Site, 3 and 5 Sidmouth Street (**Asset 21**), located c. 25m to the east of the Site, and 9 Sidmouth Street (**Asset 16**) c. 32m to the southeast of the Site, as well as the non-designated Reading Islamic Centre at 50 & 52 South Street (**Asset 83**) opposite the Site. Designated heritage assets which enhance the wider aesthetic and historic character of the area include the Grade II Listed Queen's Crescent (**Asset 15**) (**Plates 27-29**), located c. 75m to the north of the Site, Grade II\* Watlington House (**Asset 7**) and its associated Grade II Listed walls (**Asset 18**), located c. 100m to the east of the Site, the Grade II Listed Church of St John the Evangelist (**Asset 17**), located c. 217m to the east of the Site, the Grade II Listed Wesley Methodist Church (**Asset 26**), located c. 175m to the east-north-east of the Site, the Grade II Listed 72 London Street (**Asset 33**) and 70 London Street (**Asset 34**), located c. 270m to the west of the Site, though the latter three Listed Buildings are barely distinguishable in views that include the Site.
- 8.2.2. This assessment has determined that the area's historic character is preserved in the Victorian layout of South Street and Sidmouth Street, as well as in its Listed Buildings. These structures reflect the urban expansion of Central Reading east of London Street during the 19<sup>th</sup> century. Notable examples include Gothic Revival buildings at 3 & 5 Sidmouth Street (**Asset 21**) (**Plate 8**), 50-52 South Street (**Asset 83**) (**Plate 9**), and the Church of St John's (**Asset 17**) (**Plate 13**). The Italianate style with eclectic elements is evident in 43-45 South Street (**Asset 22**) (**Plates 4-6**), 9

Sidmouth Street (**Asset 16**) (**Plate 7**), and Queen's Crescent (**Asset 15**) (**Plate 27**). Additionally, 19<sup>th</sup>-century townhouse architecture is represented by 70 & 72 London Street (**Assets 31-32**) (**Plates 14-16**). Watlington House (**Asset 7**) and its associated wall (**Asset 18**) (**Plates 11-12**) serve as a surviving example of a 17<sup>th</sup> and 18<sup>th</sup> century farmhouse, subtly recalling the pre-Victorian agricultural landscape of the area, as evidenced by a map from 1723 (RBA reference: D/EX1392/1).

- 8.2.3. Cartographic and photographic evidence, along with modern satellite imagery (Google 2024), show that several previously vacant plots along South Street were developed in the 20<sup>th</sup> century (**Figures 7-9**). Many 19<sup>th</sup> century buildings were demolished and replaced by modern structures, such as the hall of residences that replaced Trinity Hall (**Asset 43**) (Reading Library 2024, 2736514) (**Plates 1-3**), the contemporary blocks of flats that replaced Serpell's Biscuit Factory (**Asset 81**) (Reading Library 2024, 2724052) (**Plates 16-17**), and Sidmouth Court (**Asset 87**) (**Plate 8**), which replaced the house at 7 Sidmouth Street (Reading Library 2024, 2736514). As a result, the area is an incomplete representation of the 19<sup>th</sup> century expansion of Reading. However, its Victorian character and appearance are still evident in the layout of its streets and the presence of nearby Listed Buildings.
- 8.2.4. This assessment identified the following key views in the area: the east-north-east facing view from south Steet showing 9 Sidmouth Street (**Asset 16**), the Church of St John the Evangelist (**Asset 17**), and Watlington House (**Asset 7**) (**Plates 10 and 17**); the west-south-west facing view of south Street showing the Reading Islamic Centre (**Asset 83**), 43-49 South Street (**Asset 22**) and 70-72 London Street in the distance (**Assets 33-34**) (**Plate 15**); the north-north-west facing view of Trinity Hall showing 3 & 5 Sidmouth Street (**Asset 21**) (**Plates 1 and 18**); the south-south-east view from the rear of Queen's Crescent, showing Trinity Hall (**Asset 43**), 43-49 South Street (**Asset 22**) and modern buildings (**Plate 6 and 28**); and the northward views from South Street showing 43-49 South Street (**Asset 22**) and Queen's Crescent (**Asset 15**) (**Plate 5**). The site visit established that Trinity Hall (the Site) appears in all these views, although as it is off set from South Street and Sidmouth Street, and it has a small scale and simple design, it does not visually compete with the nearby Listed Buildings. Moreover, modern residential and commercial buildings have substantially changed the streetscape and its associated roof scape (**Plates 5, 6, 9, 10, 15, 16, 17, 19, 18 and 28**), with some modern elements such as the Blade building (**Plate 18**) to the north of the Site and the block of flats that replaced Biscuit Factory in South Street (**Asset 81**) (**Plates 16-17**) considered to already be detracting from the Victorian character and appearance of the area and diminishing the ability to understand its significance as a Victorian townscape. Other elements within the area's setting that make a negative contribution to its character are traffic signs (**Plates 1 and 8**), lamp posts (**Plates 2 and 11**), telegraph poles with overhead cables (**Plate 9**), and graffiti (**Plate 10**).
- 8.2.5. As noted on the appeal decision (the Planning Inspectorate 2024) the current building at Trinity Hall (the Site) (**Plates 1-3**) is not conspicuous on South Street and Sidmouth Street as it is off set from the streets, and it displays a plain appearance. As such it is considered that it does not diminish or enhance the ability to understand the contribution that historic and aesthetic values of the nearby buildings make to the overall cultural significance of the area. Hence, it is also considered that current building has a neutral (neither positive or negative) impact upon the settings of the nearby Listed Buildings. A similar case can be observed at Sidmouth Court (**Plate 8**), although its design uses materials and finishes more commonly used in the area in order to be more sensitive to the character of the area. Therefore, it can reasonably be argued that the development at Sidmouth Court was an improvement to the character of the area when compared to the development of current building at Trinity Hall, as the latter was not designed to complement the buildings in the area. Considering that the Proposed Development would use the same approach seen at Sidmouth Court as discussed in section 7 above (**Clients Drawings 1-3**), it is considered that it would blend in better with the Listed Buildings in the area than the current building, and it would improve the frontage on South Street and Sidmouth Street by the reintroduction of hedgerows and vegetation that were historically present.

- 8.2.6. This setting assessment has concluded that the Proposed Development would alter the area, though it would not disrupt any of the key views identified during the site visit. The development is expected to enhance the character and appearance of the area, particularly through improvements to the frontage of the north side of South Street and the west side of Sidmouth Street. This enhancement would be achieved by ensuring the building's modern design is sensitive to the area's historic character. The use of traditional materials, architectural elements, and a design that aligns with the scale, shape, and style of nearby historic buildings would help maintain the area's aesthetic continuity.
- 8.2.7. The significance of the area, including the evidential, historic, and aesthetic values of the listed buildings within it would, therefore, remain intact. The area's history as a post-medieval agricultural landscape influenced by 19<sup>th</sup> century urban expansion and later modern development, as seen in the majority of buildings along Sidmouth and South Streets, would still be clearly legible. As a result, it is judged that the Proposed Development would have a Neutral impact on both the significance and setting of the listed buildings nearby.
- 8.2.8. Thus, the Proposed Development aligns with Policy EN6 of the Adopted Local Plan (RBC 2019, 42) and would respect the area's historical context while contributing positively to its ongoing evolution.

### 8.3 Impact on Setting and Character of Elton Square Conservation Area

- 8.3.1. Elton Square Conservation Area (**Asset 1**) is located c. 100m to the east of the Site and it encompasses four Listed Buildings (**Assets 7, 17-18 and 25**) within 250m of the Site. The Conservation Area which was designated in 1972 and extended in 1972 to include Watlington Street to the east, derives its importance from the architectural and historic interest of the area's buildings, including the Grade II\* Listed Watlington House (**Asset 7**); the close proximity and architectural interest of the Grade II Listed Wesley Methodist Church (**Asset 26**) and the Church of St John the Evangelist (**Asset 17**); and cohesive architectural development of the mid-19<sup>th</sup> century with contrasting middle-class and working class housing (RBC 2007a, 3). The plan of Parish of St Giles of 1723 shows that by the early 18<sup>th</sup> century the part of the Conservation Area within the Study Area was occupied by agricultural land which was dominated by Watlington House (**Asset 7**). The post-medieval agrarian setting of Watlington was almost entirely lost to urban development during the Victorian period as depicted on historic maps (**Figures 5-10**). As seen in the area around the Site, the physical appearance of the Conservation Area is mainly influenced by the expansion of Central Reading to the east of London Street after the arrival of the Railway in 1940s and it's the subsequent development into the modern period.
- 8.3.2. The Conservation Area character appraisal identifies the spires of the Grade II Listed Wesley Methodist Church (**Asset 26**) (**Plate 19**) and the Church of St John the Evangelist (**Asset 17**) (**Plate 13**) as prominent landmarks and key vistas within the Conservation Area (RBC 2007a, 8). In addition, it identifies the following features to make a positive contribution to the Conservation Area: trees in front of Watlington House (**Plate 12**), although it this area is currently used as a carpark; open space to the rear of Watlington House as a breathing space (**Plate 11**); the Grade II Listed wall (**Asset 18**) curtilage of Watlington House (**Plate 11**); and a lively roofscape of brick chimneys and clay pots (**Plate 20**). **Plate 19** demonstrates that modern development has made had a negative contribution to the character and the appearance of the Conservation Area.
- 8.3.3. This assessment has determined that, while the Site is currently visible from the western edge of the Conservation Area (**Asset 1**) (**Plate 21**), it does not compete with the surrounding roofscape or detract from the character of the Conservation Area. The existing building on the Site shares views with key features of the Conservation Area, such as the spires of the churches and Watlington House (**Plate 10**). However, due to its offset location from South Street and its simple, modest design, it has minimal impact on the character or appearance of the Conservation Area. The building is barely perceptible within the townscape and neither enhances nor diminishes the ability to understand the significance of the Conservation Area, which originated as a post-medieval rural landscape and later developed into an urban townscape during the Victorian and modern periods.

- 8.3.4. Given that the Proposed Development would improve the character of its wider setting by incorporating traditional materials, architectural elements, and designs that are consistent with the scale, shape, and style of historic buildings in the area, it is judged that the Proposed Development would have a Neutral impact on the Eldon Square Conservation Area and its setting.

## 8.4 Impact on Setting and Character of Kendrick Road Conservation Area

- 8.4.1. Kendrick Road Conservation Area (**Asset 2**) is located c.114m to the south of the Site and it encompasses nine Listed Buildings (**Assets 5, 11-14, 20, 23-25, and 31-32**) within the Study Area. The Conservation Area derives its importance from the diversity of the area's architecture which includes notable exemplars of housing from the late 18<sup>th</sup> century to the early 20<sup>th</sup> century; the architectural quality and coherence of late Victorian and Edwardian dwellings in Kendrick Road; and the historic interest of Kendrick Road as planned mid-19<sup>th</sup> century urban road, designed as a tree lined road (RBC 2005). The Conservation Area appraisal map identifies the following key views (RBC 2005):

- The north-north-west facing view from Kendrick Road towards Grade II Listed Kendrick View (**Asset 28**)
- The east-north-east and west-north-west views from London Road towards Grade II\* Listed Albion Place (**Asset 4**)
- The east-south-east view from London Road towards Grade II\* Listed St Davis Hall (**Asset 6**), Grade II Listed 16-22 and 32-40 London Road (**Assets 10 and 30**), and Greenbank (**Asset 19**)

- 8.4.2. The only key views that face towards the Site are the north-north-west one towards Kendrick View (**Asset 28**) and the west-north-west one towards Albion Place (**Asset 4**), although they are both blocked by intervening buildings and vegetation (**Plates 22-23**).

- 8.4.3. The site visit identified a view from the northern edge of the Conservation Area looking towards the Site that is somewhat obscured by intervening buildings and distance (**Plate 24**). It is assessed that even if the building were to be an identifiable intrusion it would be within a townscape and skyline which is already interrupted by modern buildings that detract from the character of the Conservation Area. In any case, this does not appear as a key view in the character appraisal map (RBC 2005).

- 8.4.4. Given that the Proposed Development does not appear in any of the key views identified in the character appraisal map, it is considered that it will not impact upon the character of the Conservation Area and its Listed Buildings.

## 8.5 Impact on Setting and Character of Market Place and London Street Conservation Area

- 8.5.1. Market Place and London Street Conservation Area (**Asset 3**) is located c. 145m of the Site and it encompasses 11 Listed Buildings (**Assets 5, 11-14, 20, 23-25**) within the Study Area. Note that the Grade II Listed 70-72 London Street (**Assets 33-34**) have been scoped into this assessment as they are visible from the area associated with the Site. The Conservation Area derives its importance from its historic architectural significance as a medieval as planned medieval market and settlement, a Grade II Listed timber framed building dating to the 16<sup>th</sup> at Nos 49-53 London Street (**Asset 20**) and good examples of prestigious Georgian town houses in London Street such as those at 70-72 (**Asset 33-34**) (RBC 2023, 13; RBC 2007b, 3-4).

- 8.5.2. The route to the medieval town followed today's London Street (RBC 2007b, 5), which is the main character area within the Study Area, and the only part with potential intervisibility with the Site, although most of outward views towards the Site are blocked by intervening buildings (**Plate 25**). The features that make a positive contribution to this area include the usual width of the street, the high concentration of Listed Buildings on the High Street, the mix of architectural styles, the predominance of brick with occasional use of stone and stucco, the strong vertical rhythm created by regular bays of aligned windows and doors, side alleys and with afford glimpse and views to east and west, and the variety of historic architectural detail (RBC 2007b, 12).

- 8.5.3. Although the character appraisal map does not include key views looking towards the Site (RBC 2007b) it does mention side streets with glimpsed views, which is the case of eastward views along South Street from outside 70 & 72 London Street (**Asset 33-34**) (**Plate 26**) and from the easternmost portion of the Conservation Street on South Street (**Plate 17**) identified during the setting assessment. This view is also recorded as an additional glimpsed view on the Reading Historic Area Assessment (RBC 2023, 34 and figure 25).
- 8.5.4. The glimpsed view from outside 7-72 London Street (**Asset 33-34**) includes views of the Spire of the Church of St John the Evangelist (**Asset 17**) and the modern buildings which replaced Serpells's Biscuit Factory (**Asset 81**), although the Site is obscured due to intervening topography and buildings as South Street steeply slopes from west to east and it turns slightly towards the northeast near the Site (**Plate 26**).
- 8.5.5. A view from the easternmost edge of the Conservation Area the junction with South Street and East Street includes a restricted view of the spire of the Church of St John the Evangelist (**Asset 17**), the modern building that replaced Serpell's Factory (**Asset 81**), a modern building in the far east, and a glimpse of the roof of Trinity Hall (**Asset 43**) and its associated modern ancillary building.
- 8.5.6. The site visit identified a glimpsed view in the distance of 70 & 72 London Street (**Assets 33-34**) from the junction of South Street and Sidmouth Street which include the Site and other modern buildings (**Plate 15**).
- 8.5.7. Given that Trinity Hall is barely distinguishable in the glimpsed views from the easternmost part of the Conservation Area and that 70 & 72 London Street (**Asset 33-34**) are barely distinguishable in the glimpsed view from the junction of South Street and Sidmouth Street it is considered that the Proposed Development will not enhance or diminish the ability to understand the significance of London Street's medieval influence and subsequent development during the late post-medieval and modern periods. As such, it is judged that the Proposed Development will have a Neutral impact, at worst, upon the character of Market Place and London Street Conservation Area.

## 9 CONCLUSION

- 9.5.1. The HS has identified that the area and the nearby Listed Buildings associated with the Site derive much of their cultural significance from their historic and aesthetic values. The existing building on the site is currently considered to be having a Neutral impact (neither negative nor positive) upon the area and the settings of the adjacent Listed Buildings.
- 9.5.2. The proposed design seeks to enhance the frontage along the north side of South Street and the west side of Sidmouth Street, improving the overall aesthetic quality of the streetscape by replacing the existing structure frontage with materials sympathetic to that of other buildings in the area and by reintroducing hedgerows and vegetation lining the plot. This development would, therefore, enhance the historic character and visual appeal of both the area and the nearby Listed Buildings. As a result, it is judged that the Proposed Development would have a Neutral impact on both the significance and setting of the Listed Buildings nearby.
- 9.5.3. This assessment has established the Proposed Development would also have a Neutral impact upon the character of Eldon Square Conservation Area (**Asset 1**), a Neutral Impact, at worst, upon Market Place and London Street Conservation Area (**Asset 3**), and no impact upon the character of Kendrick School Conservation Area (**Asset 2**).
- 9.5.4. The Proposed Development is considered to comply with the national and local planning policy in respect of heritage assets as set out in National Planning Policy Framework (DLUHC 2023), and the Reading Borough Council Local Plan (RBC 2019).
- 9.5.5. The Public Services (Social) Act 2013 states that development proposals should provide positive benefits to communities through developments. The Levelling-up and Regeneration Act 2023 notes that where heritage assets

are to be impacted a consideration should be given to “enhancing” heritage assets. ClfA (2022) and The Association of Local Government Archaeological Officers (ALGAO) (Mann, 2023) have also recently noted the need for public benefit in archaeology. In this case if a programme of public engagement and/or enhancement were to be considered, engagement could include a digital platform or on-site boards with historic information about Trinity Hall as well as extant and demolished buildings in the area.

## 10 REFERENCES

### 10.1 Bibliographic References

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## 10.2 Cartographic References

- 10.2.1 The following maps were consulted through National Library of Scotland Website (<http://maps.nls.uk>), the British Library (<https://www.bl.uk/subjects/maps>), the Genealogist (<https://www.thegenealogist.co.uk/>). Where Ordnance Survey maps are reproduced as part of this report, they come from Promap (<https://www.promap.co.uk/maps-and-data/historical-mapping/>):

### Pre-Ordnance Survey Maps

Saxton, 1579. Oxonii, buckinghamiae et berceriae Comitatum

Speed, 1611. Map of Reading.

Blaeu, 1664. Bercheria Vernacule

A true plan of land belonging to the worshipful Mayor of Aldermen and Burgh of the Borough of Reading lying in the Parish of St Giles in the county of Berks, 1723

Rocque 1761. Topographical map of Berkshire.

Tomkins, 1802. Map of Reading, from the History and Antiquities of Reading by Rev. Charles Coates (Reading, 1802).

A plan of the town of Orts, 1809

Plan of the Parish of St. Giles, 1840. Plan of the Parish of St. Giles, Reading, including the hamlet of Whitley, in the county of Berks. Surveyed by Fuller, W. H.

Maps of the Borough of Reading, c. 1832

Weller, 1840. Map of Reading

Royal Berkshire Archives (RBA). 2024. The Reading Board of Health Maps by Clancy, J. 1853

### Fire Insurance Map

Fire insurance plans of central Reading by Charles Goad, 1895-1909

### Ordnances Survey Maps

Ordnance Survey.1872-77. Berkshire XXXVII, Surveyed: 1872-77, Published: 1883

Ordnance Survey. 1878-1877. Berkshire XXXVII.3, Surveyed: 1878-1877, Published: 1879

Ordnance Survey. 1898. Berkshire XXXVII.3, Surveyed: 1899, Published: 1900

Ordnance Survey. 1909-10. Berkshire XXXVII.3, Surveyed: 1909 to 1910, Published: 1912

Ordnance Survey. 1932. Berkshire XXXVII.3, Surveyed: 1932, Published: 1934

Ordnance Survey. 1956. SU7173SE – A, Surveyed: 1956, Published: 1957

Ordnance Survey. 1956-57. SU77SW – A, Surveyed: 1871 TO 1961, Published: 1962

Ordnance Survey. 1956-70. SU77SW – A, Surveyed: 1956 TO 1973, Published: 1962

Ordnance Survey. 1970s-1990s. Maps checked using the preview function on Pro maps (<https://www.promap.co.uk/>)

### 10.3 Aerial Photography References

10.3.1 The following photographs were consulted on Historic England's online aerial photography explorer (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>):

| Date       | Sortie/Flight Reference | Flight/Photo Number | Link                                                                                                                                                                                                                                      |
|------------|-------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19/08/1943 | us_7ph_gp_loc35         | 5027                | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc35_v_5027">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc35_v_5027</a>     |
| 19/08/1943 | us_7ph_gp_loc35         | 5028                | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc35_v_5028">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc35_v_5028</a>     |
| 8/03/1944  | US/7PH/GP/LOC208        | 5039                | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc208_v_5040">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc208_v_5040</a>   |
| 8/03/1944  | US/7PH/GP/LOC208        | 5040                | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc208_v_5040">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/us_7ph_gp_loc208_v_5040</a>   |
| 10/07/1946 | RAF/106G/UK/1646        | 4237                | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_1646_rs_4237">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_1646_rs_4237</a> |
| 24/07/1967 | RAF/58/8196             | F22/0018            | <a href="https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_8196_f22_0018">https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_8196_f22_0018</a>         |
|            |                         |                     |                                                                                                                                                                                                                                           |

### 10.4 Archive Records

The Royal Berkshire Office was visited on 1<sup>st</sup> October 2024 and the following documents assessed:

**Reference: D/EX2385/1**

Description: Map of Reading by Speed

Date: 1611

Comments: Same as online

**Reference: T/M131/1 (D/EX2329/3/6)**

Description: Map of Reading, Tomkins, from the History and Antiquities of Reading by Rev. Charles Coates

Date: 1802

Comments: This map depicts the immediate Study Area to east of London Street and East Street and occupied by an area labelled Timber Wharf with large gravel or chalk pits, to the south of a Boat House linked to the River Kennet. Wadlington House is depicted and to the northeast Ort farm which may have owned the majority of plots of land in the area (the town orts, orts)

**Reference: D/EX1392/1**

Description: A true plan of land belonging to the worshipful Mayor of Aldermen and Burgh of the Borough of Reading lying in the Parish of St Giles in the county of Bekrs

Date: 1723

Comments: This map depicts the Parish of St Giles in the Borough of Reading representing land to the east of London Street and to the south and the north of London Road. By the time of this map none of the streets in the immediate Study Area other than

London Road had been built. The map shows enclosed agricultural fields with some scattered houses and farm buildings such as granaries, as well as a couple of chalk pits. The Site is depicted within large plot of Land owned by Mr Parr and occupied by Mr Franks and consisting of 6 acres, 3 roads and 0 perches. The Site seems to be flanked by a road to the south and it is located to south of a chalk pit, farm buildings labelled as granaries, and a track which connects London Road to a bridge crossing the River Kennet. The area currently occupied by 2 & 5 Sidmouth Street and 9 Sidmouth Street was a plot of land called the Little Orts entailing 4 acres 3 roads and 7 perches owned by Mr Burroughs and called Houghs Orchards and wharf. Chalk pits are depicted within the land. Wadlington house and gardens are depicted to the west. The High Bridge is depicted over the River Kennet.

**Reference: D/EX1849/1/1-5**

Description: A Topographical Map of the County of Berks, by John Rocque,

Date: 1761

Comments: It depicts the Site within an open area of land labelled Whillifs Wharfe to the east of agricultural land.

**Reference: R/AS2/4**

Description: Reading Board of Health Maps of Reading, JB Clancy

Date: 1853

Comments: As described in the report, this map depicts and Trinity Chapel and its associated school, the row of houses at 43-49 South Street and the row of Houses on Queens Road.

**Reference: D/EX1130/2/2**

Description: Printed maps of the boroughs of Reading

Date: n.d. [c.1832]

Comments: Queens Road and London Road are depicted but the area is opened land.

**Reference: D/EX1900/1**

Description: Fire insurance plans of central Reading by Charles Goad

Date: 1895-1909

Comments: It records a population of 92278 inhabitants. It depicts the Zoar Chapel and Trinity Chapel, a mission hall and a timber yard as well as the Biscuit Factory in detail labelled as H O Serpell and Co Ltd Biscuit Factory

**Reference: R/AT3/17/10**

Description: Large building plot on the south side of Queen's Road, Reading, adjoining South Street(marginal plan)

Date: 1834-42

Comments: Not the Site

**Reference: D/D1/96/1**

Description: Tithe map of the plan of St Giles

Date: 1840

Comments: Same as on the genealogist.

**Reference:** Ross Wordie, 2000. Enclosure in Berkshire 1485-1885; Reading St. Giles, pages 122124. Berkshire Record Society, Volume 5.

Comments: Took a photo of the relevant pages.

**Reference: R/AT5/1, F.24**

Description: A plan of the town of Orts

Date: 1809

Comments: It depicts the immediate study area as empty land with some scattered buildings to the north and the east. South Street and Sidmouth Street do not exist. No 44 is Wadlington Street, 41 is New Street which becomes London Road and 48 is London Street. This map was commissioned by Reading Corporation, and it also has references of the plot numbers and land name and usage.

**Reference: D/EX 1455/5**

Description: Untitled map of Whitley Manor Farn...

Date: 1840

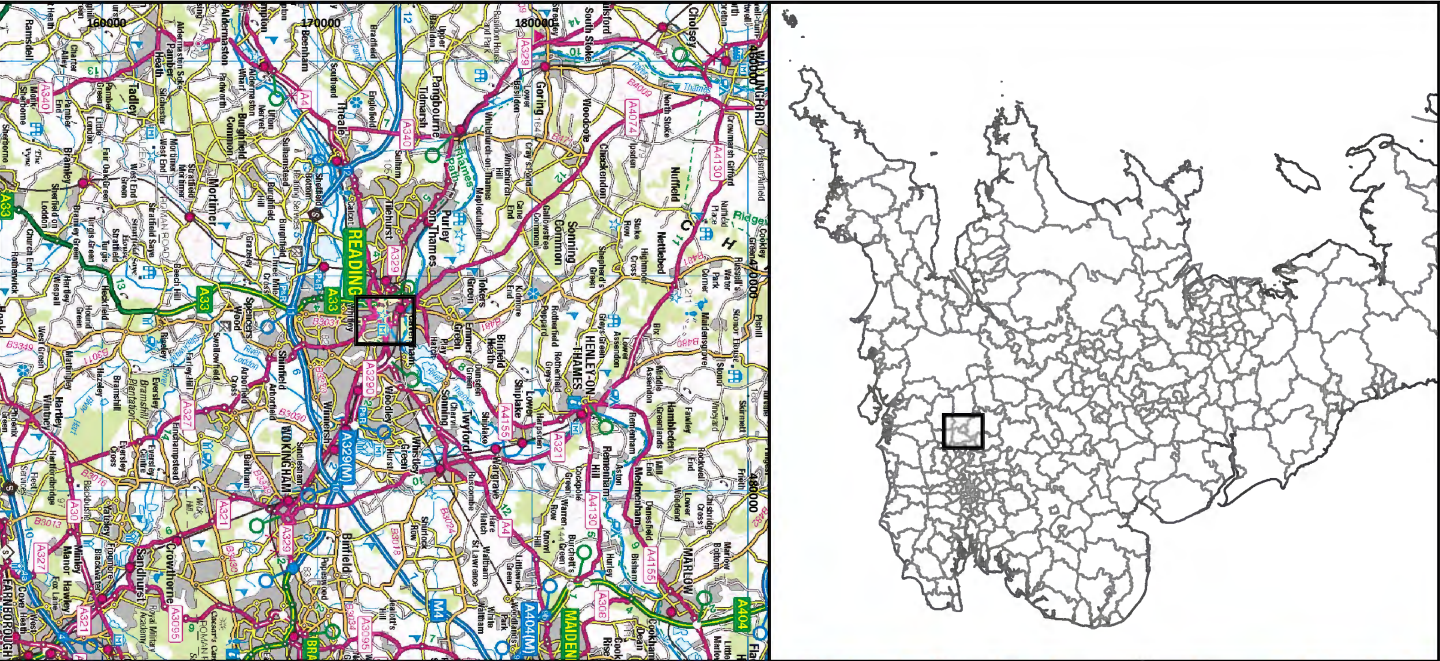
Comments: Not the Site

**Reference: Summers, W. H. 1905. History of the Berkshire South Bucks and South Oxon Congregational Churches.**

Comments: Pages 194-198 contain history about the Reading chapel.

**Reference: Childs, W. M. 1905. The Story of Reading**

Comments: Map of Reading during the siege of 1643, page 157



|                                                                                          |  |          |
|------------------------------------------------------------------------------------------|--|----------|
| <b>Figure</b>                                                                            |  | <b>1</b> |
| <b>Site Location Plan</b>                                                                |  |          |
| <b>Legend</b><br>[Red Square] Site Boundary                                              |  |          |
| <b>Drawn/checked:</b> JC/SO                                                              |  |          |
| <b>DWG no.:</b> 01/28058/HS/01/01                                                        |  |          |
| <b>AOC Project No.:</b> 28058                                                            |  |          |
| <b>AOC Archaeology Group</b><br>(C) AOC Archaeology Group 2024                           |  |          |
| <b>North Arrow</b>                                                                       |  |          |
| <b>Scale:</b> 1:10,000 @ A3                                                              |  |          |
| <b>Projection:</b> Transverse Mercator<br><b>Datum:</b> OSGB 1936                        |  |          |
| <b>Service Layer Credits:</b> Contains OS data © Crown Copyright and database right 2020 |  |          |

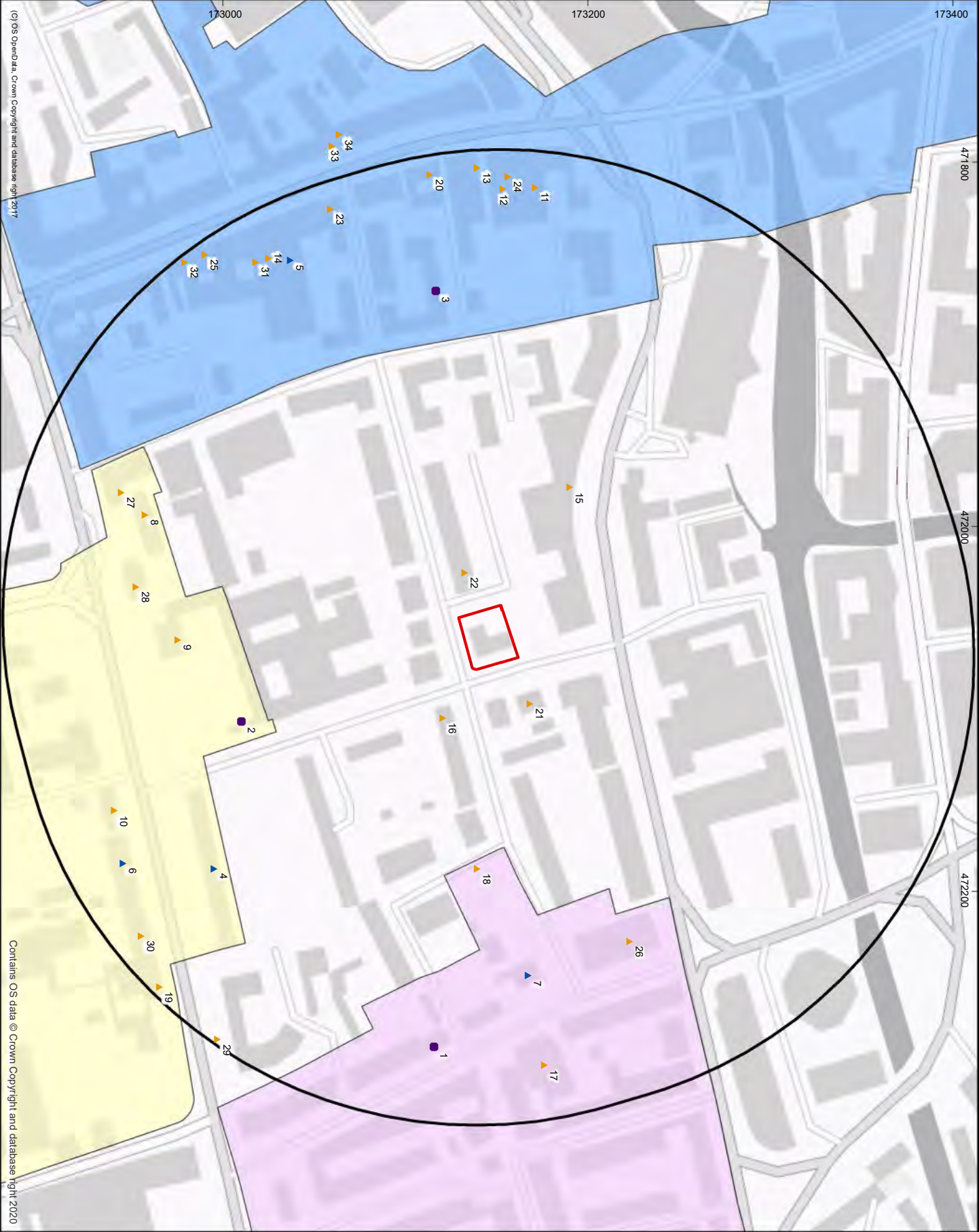


Figure 2

Designated Heritage Assets within 250m of the Site

- Legend**
- Site Boundary
  - 250m Study Area
  - Conservation Area
  - Listed Building: Grade II\*
  - Listed Building: Grade II
  - Kendrick Road CA
  - Market Place and London Street CA
  - Eldon Square CA

True

Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/SO             |
| DWG no.:         | 01/28058/HS/02/01 |
| AOC Project No.: | 28058             |

**AOC**  
Archaeology  
Group

(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE 1:2,000 @ A3

0 100m



Figure 3

Non-designated Heritage Assets within 250m of the Site

- Legend**
- Site Boundary
  - 250m Study Area
  - Non-designated Heritage Asset
  - Heritage Asset Linear Extent
  - Heritage Asset Extent

Drawn/checked: JC/SO

DWG no.: 01/28058/HS/03/01

AOC Project No.: 28058



AOC Archaeology Group

(C) AOC Archaeology Group 2024



North

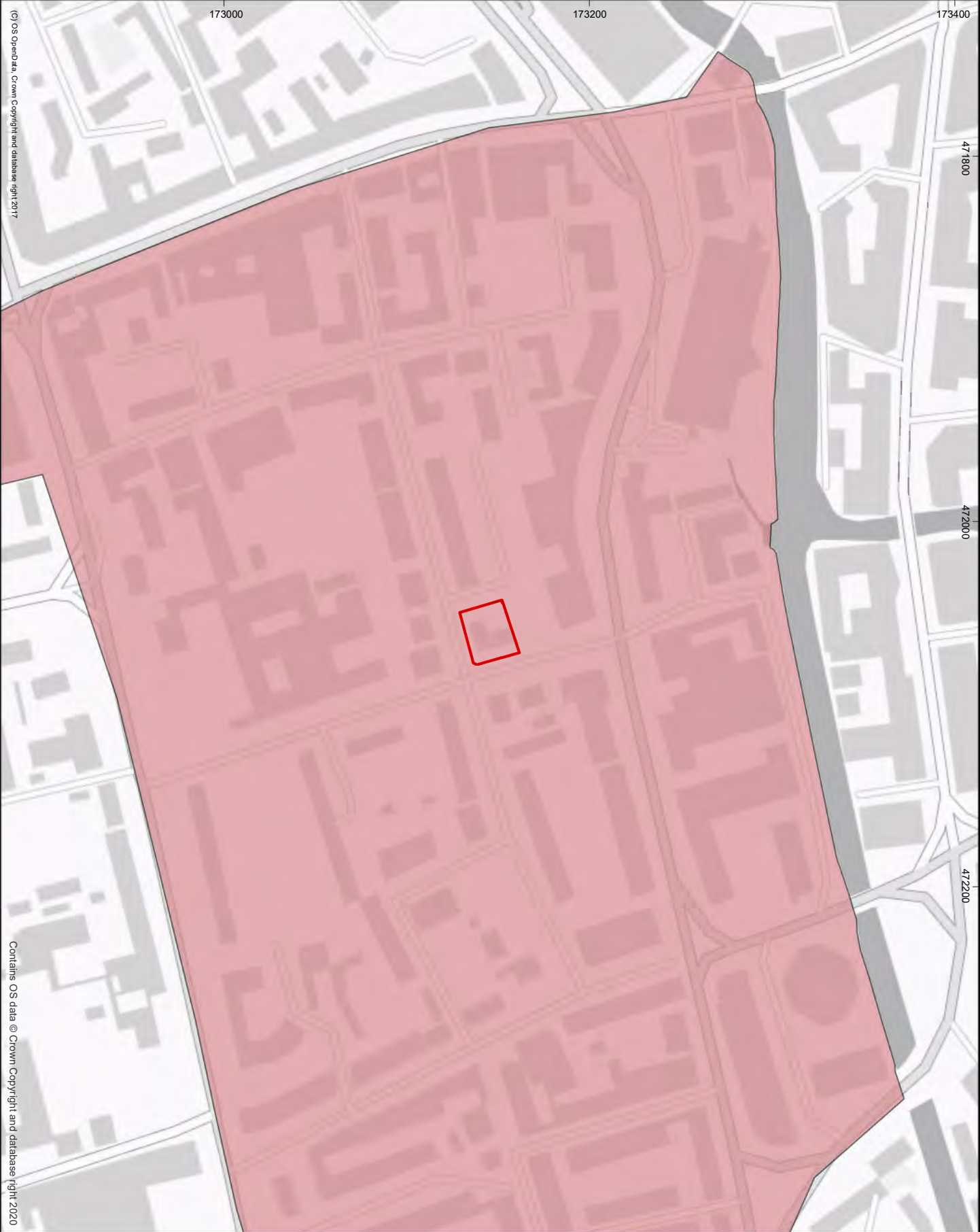
Scale

1:2,000 @ A3

0 100m

Handlink Ltd

For



(C) OS Open data, Crown Copyright and database right 2017

Contains OS data © Crown Copyright and database right 2020

Figure 4

Historic Landscape Character  
Type within the Site

- Legend**
- Site Boundary
  - Part of historic settlement core east of London Street

For

Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/SO             |
| DWG no.:         | 01/28058/HS/04/01 |
| AOC Project No.: | 28058             |

**AOC**  
Archaeology  
Group

(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE 1:2,000 @ A3

0 100m



Figure 5

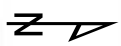
Extract from Plan of the Parish of St Giles, Reading, 1840

Legend  
Site Boundary

FOR  
Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/SO             |
| DWG no:          | 01/28058/HS/05/01 |
| AOC Project No.: | 28058             |

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Archaeology Group  
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SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:2,500 @ A4  
0 100m



Figure 6

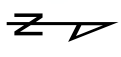
Extract from an Ordnance Survey Map, 1875-77

Legend  
Site Boundary

FOR  
Hanslink Ltd

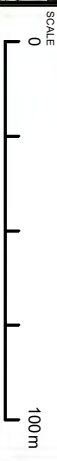
Drawn/checked: JC/SO  
DWG no: 01/28058/HS/06/01  
AOC Project No.: 28058

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(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:2,000 @ A4



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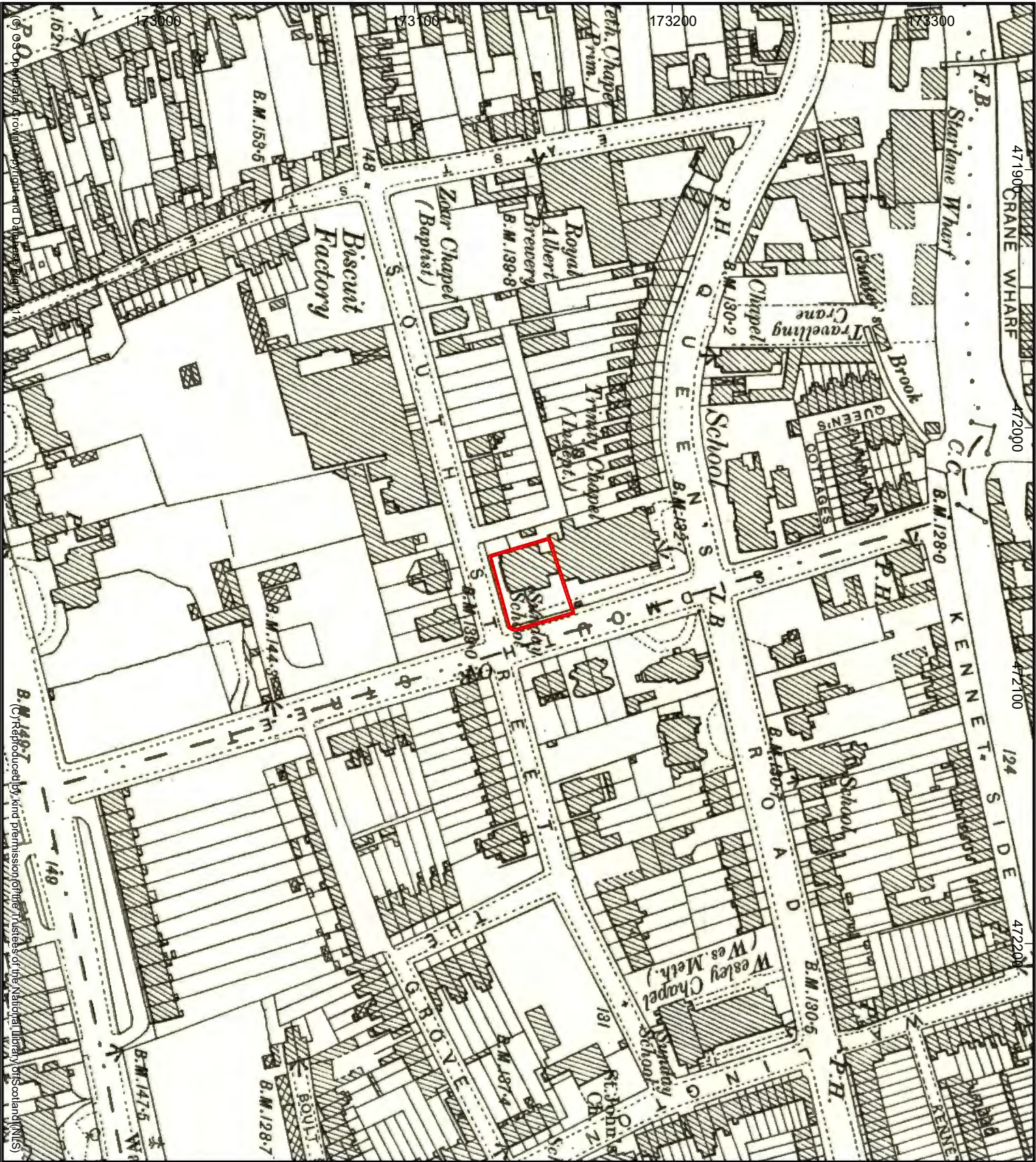


Figure 7

Extract from an Ordnance Survey Map, 1898

Legend  
Site Boundary

FOR  
Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/ISO            |
| DWG no:          | 01/28058/HS/07/01 |
| AOC Project No.: | 28058             |

AOC Archaeology Group  
(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:2,000 @ A4



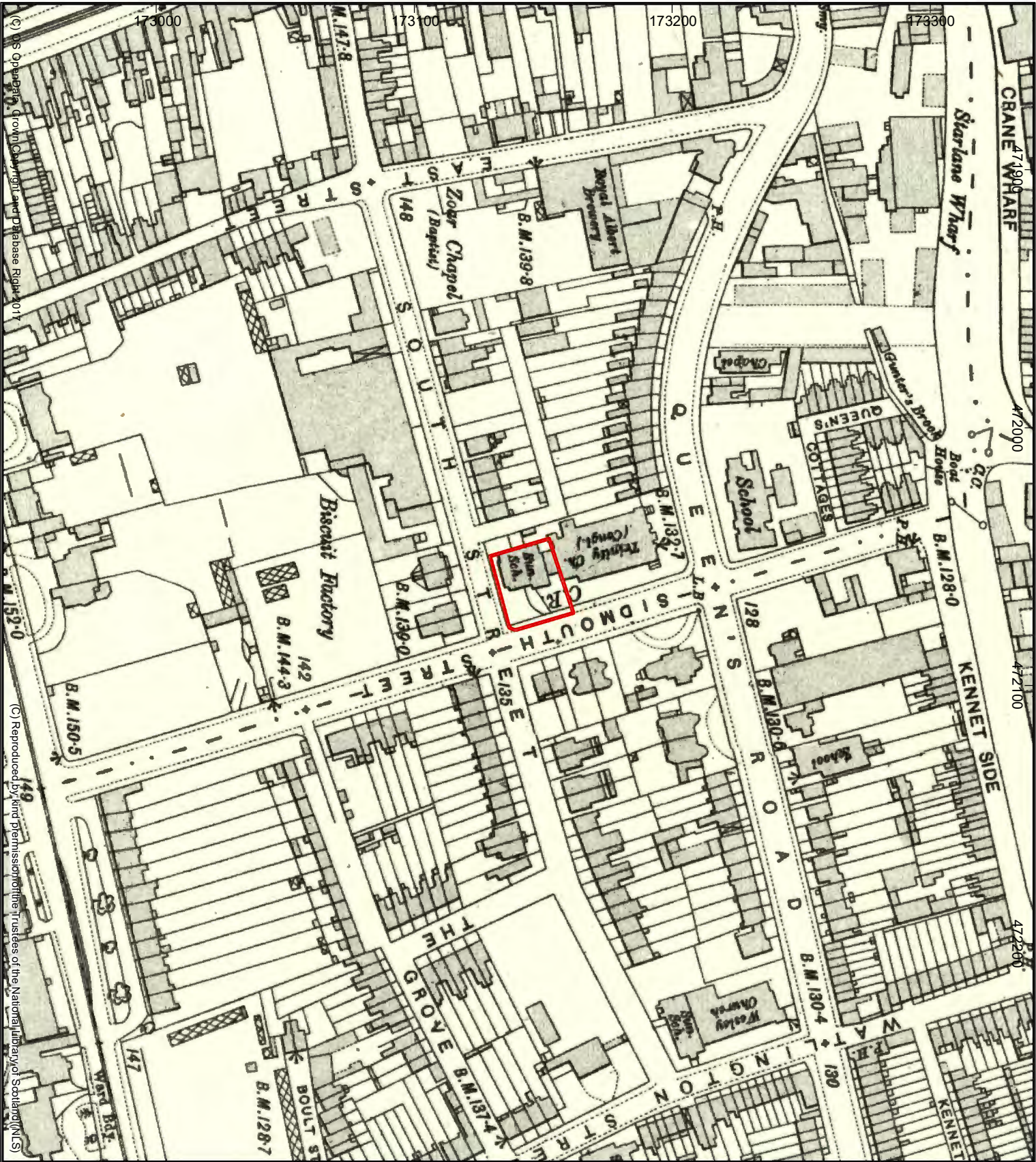


Figure 8

Extract from an Ordnance Survey Map, 1909

Legend  
Site Boundary

FOR  
Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/ISO            |
| DWG no:          | 01/28058/HS/08/01 |
| AOC Project No.: | 28058             |

AOC Archaeology Group  
(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:2,000 @ A4



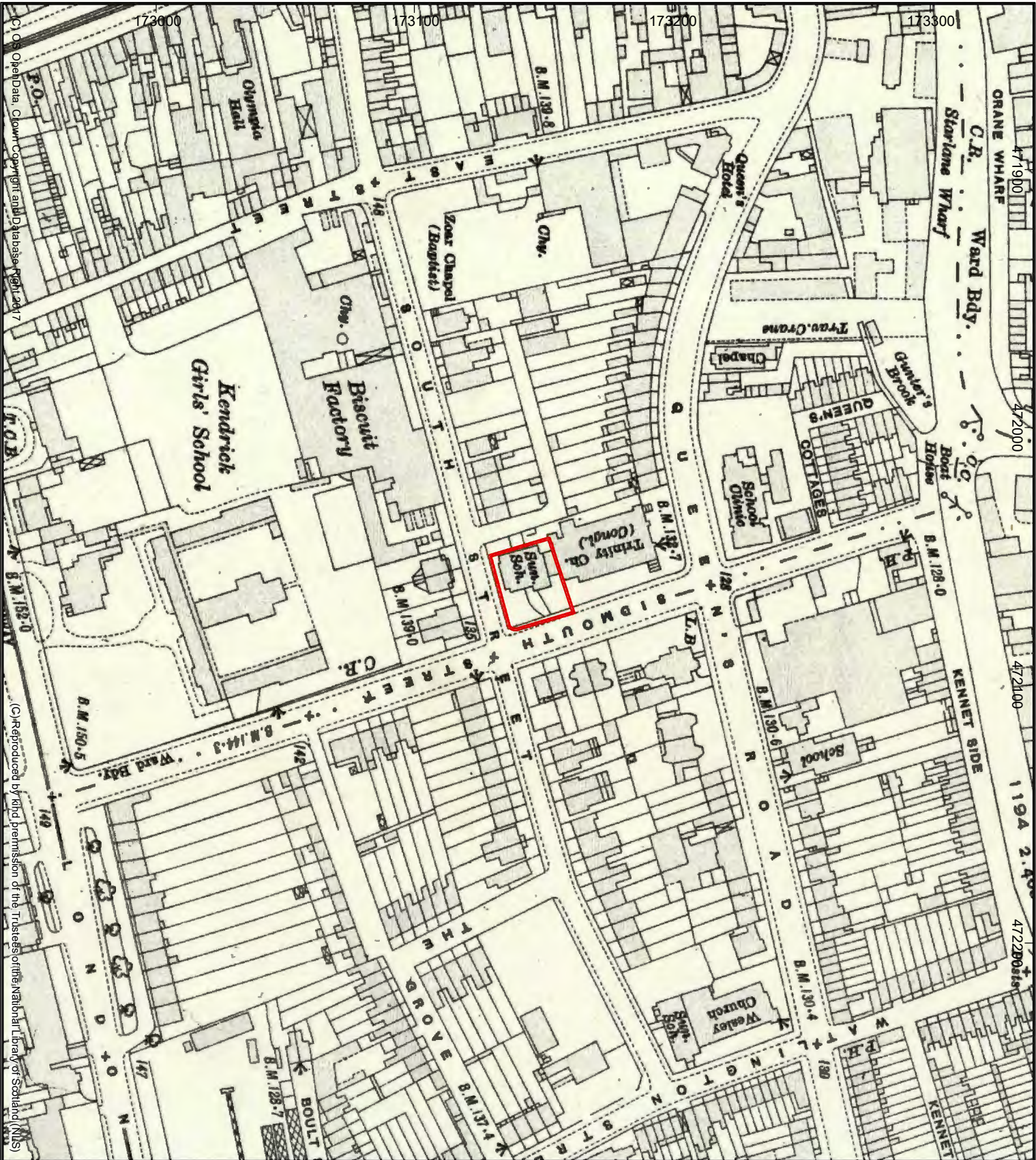


Figure 9

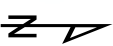
Extract from an Ordnance Survey Map, 1931-32

Legend  
Site Boundary

FOR  
Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/ISO            |
| DWG no:          | 01/28058/HS/09/01 |
| AOC Project No.: | 28058             |

AOC Archaeology Group  
(C) AOC Archaeology Group 2024



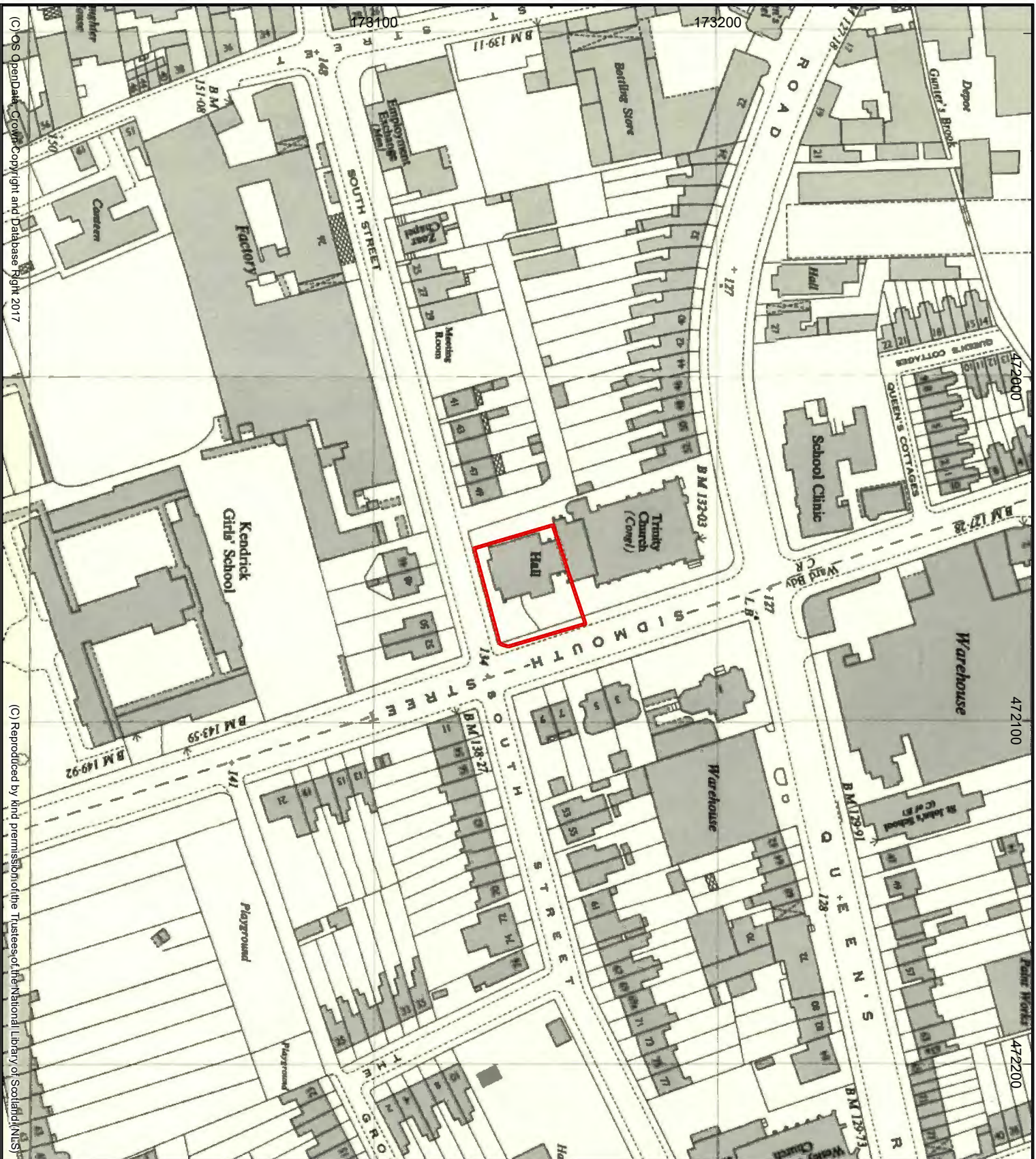
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:2,000 @ A4



Extract from an Ordnance Survey Map, 1956

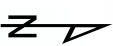
Legend  
 Site Boundary



FOR  
Hanslink Ltd

|                  |                   |
|------------------|-------------------|
| Drawn/checked:   | JC/SO             |
| DWG no:          | 01/28058/HS/10/01 |
| AOC Project No.: | 28058             |

**AOC**  
Archaeology  
Group  
(C) AOC Archaeology Group 2024



Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:1,500 @ A4  
0 50m



Plate 1: North-north-west facing view of Trinity Hall



Plate 2: West-north-west facing view of Trinity Hall



Plate 3: West-south-west facing view of Trinity Hall



Plate 4: North-north-west facing view of main elevation 43-49 South Street (**Asset 22**)



Plate 5: West facing view of the side of 43-49 South Street (**Asset 22**)



Plate 6: Southwest facing view of the rear of 43—49 South Street (**Asset 22**)



Plate 7: East-north-east facing view of 9 Sidmouth Street (**Asset 16**)



Plate 8: East-north-east facing view of 3 & 5 Sidmouth Street (**Asset 22**) and Sidmouth Court (**Asset 87**)



Plate 9: South-south-east facing view of Reading Islamic Centre (**Asset 83**)



Plate 10: East-north-east facing view from south Steet showing the Church of St John the Evangelist (**Asset 17**) and Watlington House (**Asset 7**)



Plate 11: East-north-east facing view of Watlington House (**Asset 7**) and the Church of St John the Evangelist (**Asset 17**)



Plate 12: Southwest facing view of Watlington House (**Asset 7**)



Plate 13: East-nort-east facing view of the Church of St John the Evangelist (**Asset 17**)



Plate 14: West-south-west facing view of 72 London Street (**Asset 33**) and 70 London Street (**Asset 34**)



Plate 15: West-south-west facing view of south Street



Plate 16: West-south-west facing view of south Street from outside the Site



Plate 17: East-north-east facing view of South Street within Market Place and London Street Conservation Area  
(Asset 3)



Plate 18: North-north-west facing view of Sidmouth Street



Plate 19: Northwest facing view of Wesley Methodist Church (**Asset 26**)



Plate 20: West-south-west facing view of South Street from Eldon Square Conservation Area (**Asset 1**)



Plate 21: West-south-west facing from the westernmost edge of Eldon Square Conservation Area (**Asset 1**)



Plate 22: East-west-east facing view of Albion Place (**Asset 4**) from London Road within Kendrick Road Conservation Area (**Asset 2**)



Plate 23: North-north-west view of Kendrick's View (**Asset 28**) from London Road within Kendrick Road Conservation Area (**Asset 2**)



Plate 24: North-north-west facing view from the northernmost edge of Kendrick Road Conservation Area (**Asset 2**)



Plate 25: East facing view from London Street looking towards the Site



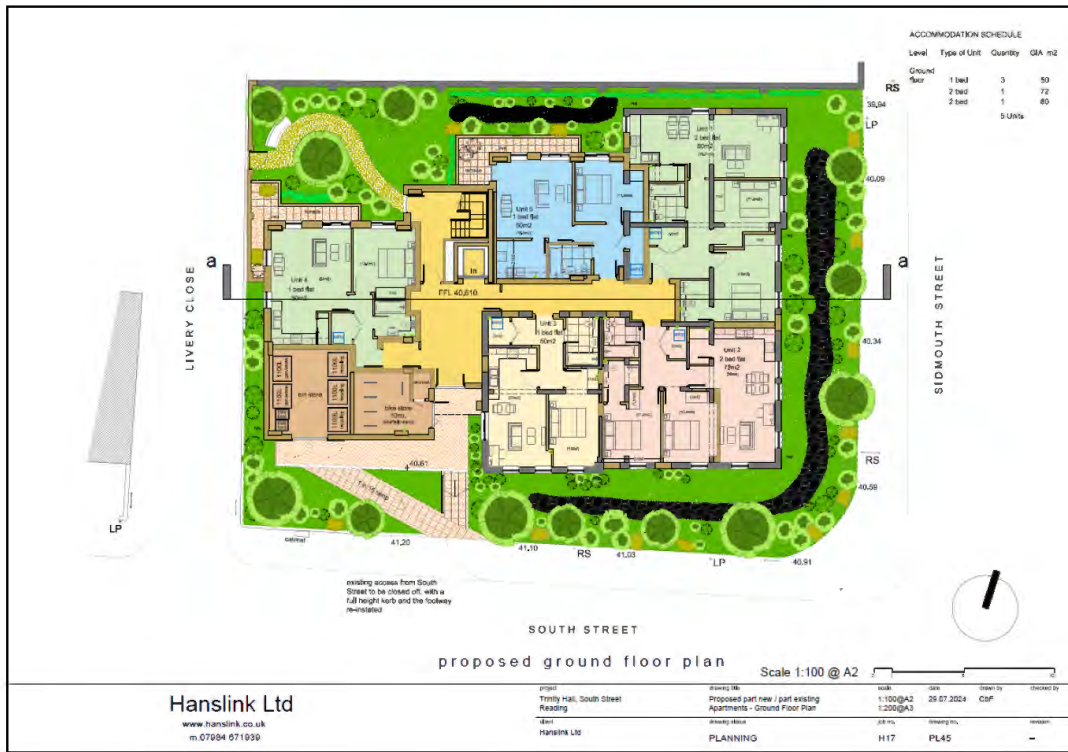
Plate 26: East-north-east facing view from London Street within Market Place and London Street Conservation Area (**Asset 3**)



Plate 27: Southwest facing view of Queen's Crescent (**Asset 15**)



Plate 28: South-south-east facing view from outside Queen's Crescent (**Asset 15**)



Client Drawing 1: Proposed ground floor plan



Client Drawing 2: Proposed Sidmouth Street and South Street elevations



Client Drawing 3: Proposed Livery Close and north elevations

# **Trinity Hall, South Street, Reading Heritage Statement**

## **Appendix 1: Assessment Scope & Criteria**

## Assessment Criteria

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 1, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

**TABLE 1:** Assessing the Importance of a Heritage Assets

| IMPORTANCE OF HERITAGE ASSET |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HIGH</b>                  | Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)                                                                                                                   |
| <b>MEDIUM</b>                | Assets of medium or high importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc.<br>Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| <b>LOW</b>                   | Assets of low or medium importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.                                                                                                      |
| <b>NEGLIGIBLE</b>            | Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.                                                                                                                                                                                       |
| <b>UNKNOWN</b>               | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).                                                                                                                                                                                                                                                                                                                                                                                                                                |

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

**TABLE 2:** Criteria for Determining Magnitude of Impact

| LEVEL OF MAGNITUDE | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADVERSE</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>HIGH</b>        | Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites. |
| <b>MEDIUM</b>      | Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.                                                                                                                                                                                                                                                                                  |
| <b>LOW</b>         | Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.                                                                                                                                                                                                                                                                                                                                                      |
| <b>NEGLIGIBLE</b>  | Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset                                                                                                                                                                                                                                                                                                                                                  |
| <b>NEUTRAL</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>NEUTRAL</b>     | A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>BENEFICIAL</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>NEGLIGIBLE</b>  | Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>LOW</b>         | Minimal enhancement to an asset or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.                                                                                                                                                                                                                                                                                                                             |
| <b>MEDIUM</b>      | Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the asset's significance to be revealed; removal of an inappropriate feature in an asset's setting allowing the contribution of setting to the asset's significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.                                                                                                                                                  |
| <b>HIGH</b>        | Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.                                                                                                                                                                                                                                                                                                        |

**TABLE 2:** Criteria for Determining Magnitude of Impact

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

# **Trinity Hall, South Street, Reading Heritage Statement**

## **Appendix 2: Gazetteer**

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                                                                     |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 1                                                                                                                                                   |
| Asset/Event Name        | Eldon Square                                                                                                                                        |
| Type of Asset/Event     | Conservation Area                                                                                                                                   |
| Date and/or Period      |                                                                                                                                                     |
| Listing No./NRHE Number |                                                                                                                                                     |
| HER Number              |                                                                                                                                                     |
| Status                  | Conservation Area                                                                                                                                   |
| Easting                 | 472286                                                                                                                                              |
| Northing                | 173115                                                                                                                                              |
| Parish                  |                                                                                                                                                     |
| Council                 | Reading                                                                                                                                             |
| Description             | References<br><a href="https://images.reading.gov.uk/2019/12/Eldon_Square_Full.pdf">https://images.reading.gov.uk/2019/12/Eldon_Square_Full.pdf</a> |

|                         |                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 2                                                                                                                                            |
| Asset/Event Name        | Kendrick Road                                                                                                                                |
| Type of Asset/Event     | Conservation Area                                                                                                                            |
| Date and/or Period      |                                                                                                                                              |
| Listing No./NRHE Number |                                                                                                                                              |
| HER Number              |                                                                                                                                              |
| Status                  | Conservation Area                                                                                                                            |
| Easting                 | 472107                                                                                                                                       |
| Northing                | 173009                                                                                                                                       |
| Parish                  |                                                                                                                                              |
| Council                 | Reading                                                                                                                                      |
| Description             | References:<br><a href="https://images.reading.gov.uk/2019/12/Kendrick_Full.pdf">https://images.reading.gov.uk/2019/12/Kendrick_Full.pdf</a> |

|                         |                                |
|-------------------------|--------------------------------|
| Asset/Event Number      | 3                              |
| Asset/Event Name        | Market Place and London Street |
| Type of Asset/Event     | Conservation Area              |
| Date and/or Period      |                                |
| Listing No./NRHE Number |                                |
| HER Number              |                                |
| Status                  | Conservation Area              |
| Easting                 | 471870                         |

# Gazetteer of Heritage Assets and Events

|             |                                                                                                                                                                                         |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Northings   | 173116                                                                                                                                                                                  |
| Parish      |                                                                                                                                                                                         |
| Council     | Reading                                                                                                                                                                                 |
| Description | References<br><a href="https://images.reading.gov.uk/2019/12/Market-Place-London-St-Original-CAA.pdf">https://images.reading.gov.uk/2019/12/Market-Place-London-St-Original-CAA.pdf</a> |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Asset/Event Name        | ALBION PLACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Date and/or Period      | Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Listing No./NRHE Number | 1113506                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Status                  | Listed Building: Grade II*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Easting                 | 472188                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Northings               | 172994                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Description             | <p>LONDON ROAD 1. 5128 (North Side) Nos 45 to 65 (odd) (Albion Place) SU 7273 7/157 SU 7272 9/157 22.3.57. II* GV 2. Circa 1825-35 by Richard Billing, local architect/builder. 3 storeys, attic and basement. Stucco, channelled ground floor. String under 1st floor windows, moulded cornice with parapet which has balustraded panels over windows. Slate roof. A good symmetrical terrace with 2 end houses projecting slightly. Each house has 3 semi-circular headed dormers, some with radiating glazing and 3 ranges of glazing bar sash windows, end houses have architrave and cornice to centre 1st floor windows. Round headed windows on ground floor with radiating glazing and segmental headed recessed doorway; 6 panelled doors with Greek Doric fluted columns supporting Greek Key pattern; radiating fanlight overall. Contemporary cast iron rails to areas and steps. Carriage sweep in front with pairs of panelled pyramidal-capped stone piers at each end.</p> <p>Reference<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113506">https://historicengland.org.uk/listing/the-list/list-entry/1113506</a></p> |

|                         |                            |
|-------------------------|----------------------------|
| Asset/Event Number      | 5                          |
| Asset/Event Name        | 73 AND 75, LONDON STREET   |
| Type of Asset/Event     | Listed Building            |
| Date and/or Period      | Early 18th Century         |
| Listing No./NRHE Number | 1156168                    |
| HER Number              |                            |
| Status                  | Listed Building: Grade II* |
| Easting                 | 471853                     |
| Northings               | 173036                     |

## Parish

## Council

## Description

### Reading

A pair of buildings of about 1748-1749, number 75 being built by 1754, of Palladian proportions for Dr Anthony Addington as a dwelling (number 73) and attached surgery (number 75).

### Reasons for Designation

73 and 75 London Street, Reading, are listed at Grade II\* for the following principal reasons:

### Architectural interest:

\* as finely detailed mid-C18 buildings of Palladian proportions that survive well externally and are said to retain interior fixtures of note.

### Historic interest:

\* for their strong association with Dr Anthony Addington, an important C18 physician who specialised in the treatment of mental illness and built number 73 as a dwelling with number 75 serving as a surgery for his patients. Addington attended King George III during one of his episodic periods of ill mental health.

### Group Value:

\* with the many listed Georgian and Victorian listed buildings which characterise London Street, a significant thoroughfare with origins in the medieval period.

### History

The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 there was a thriving urban community, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.

Reading Abbey was founded in 1121 on a site to the north-east of the core of the Saxon town and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England.

A new bridge over the River Kennet had been built by 1186 and London Street was laid out with plots of land as part of the Abbot of Reading Abbey's urban planning vision. The aim was to divert trade and traffic to the new marketplace at the gates of the Abbey. The transition from the old marketplace at St Mary's Butts was at first resisted by the merchants of Reading but the move was complete by the C14. The dissolution of the Abbey led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000 as a result of its cloth trade. John Speed's map shows that by 1611 both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road, with long gardens, outhouses and fields beyond. Several buildings which predate Speed's map survive on London Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19, and the survival of the many fine Georgian and Victorian buildings which characterise London Street testifies to the prosperity of the street during this period.

In 1788, High Bridge was built over the Kennet on the route to and from London Street; it is a scheduled monument and listed at Grade II. The architect was Robert

Brettingham of Hanover Square in London.

Number 73 was built in 1748-1749 for Dr Anthony Addington (1713-1790) born in nearby Twyford, who settled in Reading in 1744 after graduating from Oxford and marrying Mary Hiley, the daughter of the headmaster of Reading Grammar School. He specialised in the treatment of mental illness and built number 73 as a dwelling with number 75 being added by 1754 to serve as a surgery for his patients. Addington left Reading for London in 1754, where he treated Lord Chatham and his son William Pitt the Younger. In 1788, he was called by the Prince of Wales to attend George III during one of his episodic periods of mental illness. The Addington's eldest son, Henry, 1st Viscount Sidmouth was Prime Minister from 1801-1804 and Home Secretary thereafter. A plaque commemorating Dr Addington is attached to the building's front elevation. The rear elevation of number 73 has been extended in the C19 and later and its fenestration altered in the C20, attested by the use of concrete lintels to the openings and later brick infill. The rainwater goods dated 1748 with the initials AA, noted in the earliest List entry, were removed at an unknown date. Listed Building Consent has been granted for the conversion of number 73 to flats.

Number 75 is linked internally to the Grade II-listed number 77. An expansive, single-storey extension was constructed to the rear (east) of the building connecting it to a large hall, known as the Olympia Hall, first built between 1912 and 1931 when it was a dance hall. It appears to have been rebuilt or encased judging from the brickwork and extended to the rear. The Olympia Hall hosted music acts after the Second World War, including The Rolling Stones and The Who. The ground floor of the building is thought to have operated as a cinema or function space and continued as an events venue until 2022. In 2023 it appears to be vacant, with residential floors above.

Tyack, Bradley and Pevsner (p473) describe both buildings as having Palladian proportions and number 73 having superior interiors including a 'pilastered archway to the column-balustered staircase, Venetian surround to the half-landing window, plaster panelling to the ground-floor rooms'.

## Details

A pair of buildings, number 73 built in about 1748-1749, number 75 being built by 1754, of Palladian proportions for Dr Anthony Addington as a dwelling (73) and attached surgery (75). Number 73 was in use as offices in the C20, but is currently vacant (2023). Number 75 was altered to form an entertainment venue in the early C20, with hall to the rear (known as the Olympia Hall) remodelled and extended in the late C20, also apparently vacant in 2023, and residences on the first and second floors.

**MATERIALS:** brick with old tiled roofs.

**EXTERIORS:** an imposing pair of houses, each of five bays and three storeys, with a basement, stucco plinth and elevations of red brick laid in header bond. The principal front, facing London Street, has a painted stone string course at the first-floor level and painted stone cill band to the first- and second-floor windows. The moulded and painted stone cornice has a plain brick parapet with stone coping above. The roof has a taller hipped part to the left with a shaped chimney. There are glazing bar sash windows of six-over-six panes to the ground and first floors, beneath gauged brick heads. The second floor has similar fenestration but with three-over-three panes. Number 75 has scalloped blind boxes.

Both have central doors with stone steps with those at number 73 retaining moulded nosing. Number 73 has a six-panelled door with radiating fanlight over, and a deep, plain painted wood architrave with ovolo moulding, a moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on the wall face. There is a pair of sphinx foot scrapers.

Number 75 has a double, six-panelled door with a rectangular fanlight of oval and star glazing pattern, a wooden case with panelled reveals, architrave surround, plain frieze, moulded cornice and half scroll fluted brackets with acanthus ornament. A more recent door has been inserted at the north side of number 75, with a concrete lintel, presumably to access the residential first and second floors.

The rears of both buildings are altered. Number 73 has a two-storey brick extension, probably of C19 date, with a Venetian window; the rear of the C18 building has altered window openings with concrete lintels and C20 fenestration. Number 75 has a large hall extension, previously known as the Olympia Hall, also altered and extended.

INTERIORS: number 75 was altered to form a cinema and event space in the early C20. Number 73 has the original staircase with fluted balusters and plaster panelling in the principal rooms, hall and staircase. The hall is flagged with black diamond corners.

SUBSIDIARY FEATURES: C18 or early C19 ramped spearhead cast iron railings with panel standards topped with small urns and segmental bar and ball across front of both buildings.

#### References

<https://historicengland.org.uk/listing/the-list/list-entry/1156168>

Pevsner, N, Bradley, S, Tyack, G, The Buildings of England: Berkshire, (2010), p473  
Websites

ODNB entry for Dr Anthony Addington, accessed 17 August 2023 from  
<https://doi.org/10.1093/ref:odnb/149>

Reading Museum Blog, accessed 16 August 2023 from  
<https://www.readingmuseum.org.uk/blog/time-travel-on-london-street-part-one>

Reading Museum Blog, accessed 16 August 2023 from  
<https://www.readingmuseum.org.uk/blog/time-travel-on-london-street-part-two>

|                         |                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 6                                                                                                                                                                                                           |
| Asset/Event Name        | ST DAVID'S HALL                                                                                                                                                                                             |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                             |
| Date and/or Period      | Early 19th century                                                                                                                                                                                          |
| Listing No./NRHE Number | 1303031                                                                                                                                                                                                     |
| HER Number              |                                                                                                                                                                                                             |
| Status                  | Listed Building: Grade II*                                                                                                                                                                                  |
| Easting                 | 472185                                                                                                                                                                                                      |
| Northing                | 172944                                                                                                                                                                                                      |
| Parish                  |                                                                                                                                                                                                             |
| Council                 | Reading                                                                                                                                                                                                     |
| Description             | ST DAVID'S HALL, 24-30, LONDON ROAD<br>LONDON ROAD 1. 5128 (South Side) Nos 24 to 30 (even) (St David's Hall) (Formerly listed as Portland Place) SU 7272 9/165 22.3.57. II* GV 2. Formerly Portland Place. |

1830s probably by Billing (local architect). 4 storeys and basement. Bath stone front to brick building. Formerly 4 (?5) houses. End houses project and have angle pilasters, moulded pediments over, entablature and blocking course with central panel to centre part. Roof slate with large stacks with moulded capping. Ground floor rusticated. Moulded string at 1st floor level. Central portion has continuous Greek Doric colonnade at ground floor level with cast-iron balcony railings over. 3:6:3 windows, glazing bar sashes. 2nd and 4th windows of centre 1st floor have moulded architrave surround and pediment over. 1st floor windows of outer breaks have cast iron balconies and centre one has moulded architrave surround and cornice over. Flanking Greek Doric porticoes with blocking course in small recessed 2 storey extensions, small doors with rectangular fanlights over, oval pattern glazing. 2 doors in centre, 4 upper panels glazed, also with oval pattern fanlights. Arrow head railings to areas.

## References

<https://historicengland.org.uk/listing/the-list/list-entry/1303031>

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Asset/Event Name</b>        | WATLINGTON HOUSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Date and/or Period</b>      | Late 17th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Listing No./NRHE Number</b> | 1321898                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Status</b>                  | Listed Building: Grade II*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Easting</b>                 | 472247                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Northing</b>                | 173167                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Description</b>             | <p>WATLINGTON STREET 1. 5128 (West Side) No 44 (Watlington House) SU 7273 7/257 22.3.57. II 2. In 2 parts The western part built 1688 for Samuel and Anne Watlington, see rainwaterheads: 1688 W S A The eastern part said to have been added 1763 (Probably earlier). The whole is a rectangle of red and silver grey brick with a raised brick string at 1st floor level. Moulded and bracketed wood eaves cornice. Hipped old tile roof, brick end chimneys, dormered to west; valley roof with dormers facing valley. East front: 2 storeys and attic with modillion eaves cornice. 2 large flanking 3-light windows, glazing bar sashes and 2 dormers. Central, possibly circa 1688, double doors each of 5 heavily moulded panels with moulded architrave surround, frieze and cornice supported by flanking curved consoles and with carved keystone. Cornice breaks forward over consoles. Single central 1st floor window over. The west front: 2 storeys, attic and basement. 4 dormers with moulded pediments and C18 casements. 4 ranges of C18 glazing bar sash windows over 4 basement windows and central garden door with moulded architrave surround in trellis porch and central half-landing stair window above it under a moulded brick pediment. A single storey service wing to right. Original mullion and transom windows on ground floor of north front. Interior: panelled hall with 2 arch screen on fluted piers. Turned balusters to stairs (straight string), double ramped nmhogazy dado rail and baluster rail, panelled. dado (circa 1740 probably). Samuel Watlington was Mayor of Reading in 1695 and in 1711.</p> |
| <b>Reference</b>               | <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321898">https://historicengland.org.uk/listing/the-list/list-entry/1321898</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

# Gazetteer of Heritage Assets and Events

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Asset/Event Name</b>        | THE CEDARS KENDRICK SCHOOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Date and/or Period</b>      | Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Listing No./NRHE Number</b> | 1113504                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Easting</b>                 | 471993                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Northing</b>                | 172956                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Description</b>             | <p>THE CEDARS, 37, LONDON ROAD</p> <p>LONDON ROAD 1. 5128 (North Side) No 37 (The Kendrick School) (The Cedars) SU 7172 NE 4/155 SU 7272 9/155 II GV 2. Early C19 set back from road. 2 storeys and attic. Stucco with string under 1st floor cills. Plinth, hipped slate roof. Central portion pedimented with wide, flat eaves on flat brackets. Bull's eye window in centre of pediment. 3 windows on 1st floor, glazing bars gone. Central segmental arched doorway. Double doors, each 3 panels. Side lights separated from doors by strip pilasters; small cornice and radiating and wreathed fanlight over. Doorway flanked by Doric pilasters, apparently Portico removed. Doorway approached by stone steps is flanked by panels under 1st floor windows. 2 storey, 1 window wing on each side (altered to right) of pedimented portion with shallow eaves. Modern additions to left. The rear is white stucco with a full height 3 window bow to right with glazing bar sashes and deep bracketed eaves.</p> |
|                                | <p>References</p> <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113504">https://historicengland.org.uk/listing/the-list/list-entry/1113504</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                |                                                                                                                |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 9                                                                                                              |
| <b>Asset/Event Name</b>        | KENDRICK GIRLS' SCHOOL                                                                                         |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                |
| <b>Date and/or Period</b>      | Early-mid 19th century                                                                                         |
| <b>Listing No./NRHE Number</b> | 1113505                                                                                                        |
| <b>HER Number</b>              |                                                                                                                |
| <b>Status</b>                  | Listed Building: Grade II                                                                                      |
| <b>Easting</b>                 | 472062                                                                                                         |
| <b>Northing</b>                | 172974                                                                                                         |
| <b>Parish</b>                  |                                                                                                                |
| <b>Council</b>                 | Reading                                                                                                        |
| <b>Description</b>             | <p>NO 41 (KENDRICK GIRLS' SCHOOL) INCLUDING STREET WALL EXTENDING TO EAST AND TURNING INTO SIDMOUTH STREET</p> |

No 41 (Kendrick Girls' School) Including street wall extending to east and turning into Sidmouth Street SU 7272 9/511 II GV 2. Early-mid C19. Large imposing red brick detached house, altered. 3 storeys and basement. Moulded string to ground floor level and at 1st floor cill level, deep flat eaves, slate hipped roof. 4 ranges of glazing bar sash windows to upper floors, 3 on ground floor with large central later projecting porch with steps, arched entrance, coffered vault and double doors with fan (all of later period). Later set back 2 storey 1 window extension to left with arched doorway (stone surround) on ground floor and modillion cornice over. Full height shallow bow with tripartite ground floor windows to right hand return. Small single storey lodge to south-west with hipped roof. Later brick street wall with moulded stone plinth and cope and tall moulded stone capped piers at intervals. Rear altered: 2 storey projecting wing to north-west with rounded corner. Street wall continued to Sidmouth Street about 5-6 ft red brick about 2 perches long and turning corner.

#### References

<https://historicengland.org.uk/listing/the-list/list-entry/1113505>

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 10                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Asset/Event Name</b>        | 16-22, LONDON ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Date and/or Period</b>      | Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Listing No./NRHE Number</b> | 1113510                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Easting</b>                 | 472156                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Northing</b>                | 172939                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Description</b>             | LONDON ROAD 1. 5128 (South Side) Nos 16 to 22 (even) SU 7272 9/166 II GV 2. Circa 1840. Also known (with Nos 22-30) as Portland Place. A 3 storey and basement stucco terrace. 1st floor cill band, cornice and blocking course. Slate roof with ridge chimneys. 2 ranges of glazing bar sash windows each, the ground and 1st floors have incised architraves, round headed on ground floor. Round headed doorways, 6 panel doors, plain frames. |

#### References

<https://historicengland.org.uk/listing/the-list/list-entry/1113510>

|                                |                    |
|--------------------------------|--------------------|
| <b>Asset/Event Number</b>      | 11                 |
| <b>Asset/Event Name</b>        | 33 London Street   |
| <b>Type of Asset/Event</b>     | Listed Building    |
| <b>Date and/or Period</b>      | Early 19th century |
| <b>Listing No./NRHE Number</b> | 1113515            |
| <b>HER Number</b>              |                    |

**Status** Listed Building: Grade II

**Easting** 471813

**Northing** 173171

**Parish**

**Council** Reading

**Description** Summary

Scientific and mechanics' institution, completed in 1843 to designs by William Brown. The building was converted to a Primitive Methodist Chapel in 1866, to a cinema in the 1940s or 1950s, to offices by the late C20, and has been in use as a hotel and public house since the early C21.

#### Reasons for Designation

33 London Street, Reading, is listed at Grade II for the following principal reasons:  
Architectural interest: \* for its elegant neoclassical style frontage that contributes to the character of an architecturally varied historic streetscape; \* for its varied institutional history. Historical interest:

\* for its association with Charles Dickens.

Group value: \* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

#### History

The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 there was a thriving urban community, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.

Reading Abbey was founded in 1121 on a site to the north-east of the core of the Saxon town and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England.

A new bridge over the River Kennet had been built by 1186 and London Street was laid out with plots of land as part of the Abbot of Reading Abbey's urban planning vision. The aim was to divert trade and traffic to the new marketplace at the gates of the Abbey. The transition from the old marketplace at St Mary's Butts was at first resisted by the merchants of Reading but the move was complete by the C14. The dissolution of the Abbey led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000 as a result of its cloth trade. John Speed's map shows that by 1611, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road, with long gardens, outhouses and fields beyond. Several buildings which predate Speed's map survive on London Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19, and the survival of many fine Georgian and Victorian buildings which characterise London Street testifies to the prosperity of the street during this period. 33 London Street was built in 1842-1843 to designs by the local architect, William Brown (1809-1865). The cornerstone was laid on 31 August 1842 by the poet and author, Mary Russell Mitford. The neoclassical building opened as the Literary, Scientific and Mechanics' Institution, but was also known as the New Public Rooms or simply New Hall. It was a venue for lectures, concerts and other 'improving' events. Charles Dickens had been invited to attend the opening of the building on 24 October 1843 but was unable to attend, sending a letter wishing the new building success. However, on 19

December 1854, when Dickens was serving as the President of the Mechanics' Institution, he read an excerpt from 'A Christmas Carol', at the Institution. He returned on 8 November 1858, on his first commercial reading tour, with excerpts from both 'Dombey and Son' and 'The Pickwick Papers'. The building was the subject of very early photographs taken in around 1845 by William Fox-Talbot, the pioneer of photography who carried out photographic experiments in the town during the 1840s.

In 1866, the building was converted to a Primitive Methodist Chapel and remained in use as such until the 1930s. By 1957, it had been converted once more, becoming a cinema under the Everyman chain. By the late C20, the building was in use as offices. Then, between 1995 and the early 2000s, it was converted to a hotel and public house.

The sash windows to the principal elevation were renewed in the late C20 but replicate the original windows.

## Details

Scientific and mechanics' institution, completed in 1843 to designs by William Brown. The building was converted to a Primitive Methodist Chapel in 1866, to a cinema in the 1940s or 1950s, to offices by the late C20, and has been in use as a hotel and public house since the early C21.

**MATERIALS:** the building's principal (west) elevation is faced in a cream-coloured stone, possibly Bath Stone, with a granite base. The flank walls and rear (east) elevation are of red brick laid in English bond. The roof is covered in slate.

**PLAN:** long, rectangular plan of three storeys plus basement, running east from London Street. On the two upper floors, the plan is split into two ranges: a shorter front range to the west and a longer rear range to the east, joined by a narrower section containing a vestibule, with a curved south elevation.

**EXTERIOR:** the principal elevation is designed in a neoclassical style and replicates the design of a portico. Rising from a granite base are a pair of pilasters at either side of the elevation, and a pair of Ionic half-columns flank the central bay. Above the pilasters and columns is an entablature and triangular pediment. When first listed in 1957 the frieze was inscribed 'Primitive Methodist Chapel 1866' but this is no longer evident. The raised ground floor has banded rustication, with a string course of Greek key pattern immediately above at first-floor sill height. The main entrance sits at the centre of the raised ground floor and comprises a pair of ten-panelled doors reached via four stone steps from the street. Within the two outer bays are tripartite sash windows with a central, six-over-six sash flanked by narrow, two-over-two sashes, with rusticated stone mullions between. On the first and second floors, there are three timber-sash windows set within moulded architraves, those on the first floor with six-over-six glazing and those on the second floor with three-over-three glazing. The first-floor architraves to the two outer bays have cornices while the central architrave has a pediment on scroll brackets.

The north and south elevations are of exposed red brickwork with ranges of sash and casement windows on each floor, all seemingly of the C20. There is a two-storey projection placed centrally on the rear (east) elevation, with a timber casement window on the ground and first floors and a hipped roof above.

**INTERIOR:** it is understood that some historic fixtures and fittings survive.

## References

<https://historicengland.org.uk/listing/the-list/list-entry/1113515>

## Books and journals

Gold, S M, A Biographical Dictionary of Architects at Reading, (1999), p27.  
Pevsner, N, Bradley, S, Tyack, G, The Buildings of England: Berkshire, (2010), pp438-440.

#### Websites

Ditchfield, PH, Page, W, A History of the County of Berkshire: Volume 3 (1923), pp336-342., accessed 12 September 2023 from <https://www.british-history.ac.uk/vch/berks/vol3>

Dr Stuart Eagles, Ruskin, Books and Reading (21 August 2022), accessed 12 September 2023 from <https://stuar eagles.co.uk/31-ruskin-books-and-reading/>

Reading Borough Council, History of Reading (2012), accessed 12 September 2023 from <https://web.archive.org/web/20120425235452/http://www.reading.gov.uk/residents/history-of-reading/>

#### Other

Reading Borough Council, 'Huntley & Palmers Audio Trail: Market Place and London Street'. Available at: <https://www.reading.gov.uk/planning-and-building-control/heritage-and-conservation/readings-high-street-heritage-action-zone/community-engagement/reading-audio-trails/huntley-palmers-audio-trail-market-place-and-london-street/>

|                                |                                       |
|--------------------------------|---------------------------------------|
| <b>Asset/Event Number</b>      | 12                                    |
| <b>Asset/Event Name</b>        | 37 and 39 London Street               |
| <b>Type of Asset/Event</b>     | Listed Building                       |
| <b>Date and/or Period</b>      | Mid-late 18th century                 |
| <b>Listing No./NRHE Number</b> | 1113516                               |
| <b>HER Number</b>              |                                       |
| <b>Status</b>                  | Listed Building: Grade II             |
| <b>Easting</b>                 | 471814                                |
| <b>Northing</b>                | 173153                                |
| <b>Parish</b>                  |                                       |
| <b>Council</b>                 | Reading                               |
| <b>Description</b>             | 35-39 London Street, Reading, RG1 4PS |

#### Summary

Pair of townhouses, built in the mid- to late C18, with number 39 incorporating part of an earlier building. The ground floor was converted to commercial use during the early C19 and subsequently rebuilt during the late C20. The upper floors were converted to office use during the late C20.

#### Reasons for Designation

37 and 39 London Street are listed at Grade II for the following principal reasons:

#### Architectural interest:

\* as a pair of mid- to late-C18 buildings with earlier origins that contribute to the character of an architecturally varied historic streetscape.

#### Historic interest:

- \* as part of the urban development of Reading's ancient core.

Group value:

- \* the buildings are in close proximity to a large number of listed buildings and form part of a strong historic grouping.

## History

The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 there was a thriving urban community, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.

Reading Abbey was founded in 1121 on a site to the north-east of the core of the Saxon town and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England.

A new bridge over the River Kennet had been built by 1186 and London Street was laid out with plots of land as part of the Abbot of Reading Abbey's urban planning vision. The aim was to divert trade and traffic to the new marketplace at the gates of the Abbey. The transition from the old marketplace at St Mary's Butts was at first resisted by the merchants of Reading but the move was complete by the C14. The dissolution of the Abbey led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000 as a result of its cloth trade. John Speed's map shows that by 1611, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road, with long gardens, outhouses and fields beyond. Several buildings which predate Speed's map survive on London Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19, and the survival of many fine Georgian and Victorian buildings which characterise London Street testifies to the prosperity of the street during this period.

37 and 39 London Street are a pair of townhouses that were constructed during the mid- to late C18. Number 39 appears to incorporate part of an earlier building, with a series of timber studs visible in the through passage at the southern end of the London Street elevation. The buildings are the subject of very early photographs taken in around 1845 by the pioneer of photography, Henry Fox Talbot, who carried out photographic experiments in Reading during the 1840s. At that time, number 37 remained a private dwelling, while the ground floor of number 39 had been converted to commercial use and was the location of a bookshop named Lovejoy's Library. Lovejoy's remained at number 39 until the 1890s and has remained in use as a bookshop ever since under various owners. By 1895, Lovejoy's had expanded into the ground floor of number 37. Sometime during the later C20, the ground floors of numbers 35, 37 and 39 were combined to form a single shop. Large extensions were added to the rear of numbers 37 and 39 during the late C20, filling the entire building plot and replacing earlier rear extensions.

## Details

Pair of townhouses, built in the mid- to late C18, with number 39 incorporating part of an earlier building. The ground floor was converted to commercial use during the early C19 and subsequently rebuilt during the late C20. The upper floors were converted to office use during the late C20.

MATERIALS: number 37 is of red brick with a plain tile roof, while number 39 is of

silver-grey brick with red brick dressings with a plain tile roof. The two buildings share a late-C20 shopfront with brown brick stall risers and timber-framed glazing.

EXTERIOR: number 37 is of three storeys across three bays onto London Street, under a pitched roof with a hipped roof to the rear range to the east. The building shares a ground-floor shopfront of around the 1960s with number 35 to the north and number 39 to the south. The first and second floors are of red brick laid in header bond. Each of the upper floors has three, six-over-six, timber sash windows recessed into the brickwork, with segmental-arched heads. Between the two floors is a brick plat band and above the second-floor windows is a painted, dentil cornice, possibly of stucco. Above the cornice is a stone-coped, brick parapet. At the northern end of the elevation is a historic cast iron downpipe and hopper. There are three, square, metal pattress plates, one on the first floor and two on the second floor. The rear elevation of the C18 front range is largely concealed by the later extension. There appears to be a hipped dormer to the northern half of the elevation. A brick chimney stack rises through the ridge of the rear range. The late-C20 extension to the rear (east) fills the entire building plot. It is single-storey and has a green roof.

Number 39 is also of three storeys across three bays, with a late-C20 shopfront contiguous with number 37, and three timber sash windows on the first and second floors with a brick string in between and a painted, dentil cornice and brick parapet above. In contrast to number 37, the upper floors are of silver grey brick with red brick window dressings and columns of red brickwork up each side of the elevation. The window heads are flat arches in gauged brickwork. The first-floor windows have six-over-six glazing while on the second floor, the two outer windows have three-over-six glazing and the central window has three-over-nine glazing. The building has an unusual roof form, with three parallel pitches orientated north-south, forming two valleys, with hipped elements at either end of the two valleys. The easternmost roof slope continues down to the first floor and has a hipped-roof dormer. To the rear (east) is a long, three-storey, C20 extension which is rendered externally and has a flat roof. Attached to the east is a single-storey, brick building with a slate roof, possibly of the late C19 or early C20.

## References

<https://historicengland.org.uk/listing/the-list/list-entry/1113516>

## Sources

### Books and journals

Pevsner, N, Bradley, S, Tyack, G, *The Buildings of England: Berkshire*, (2010), pp438-440.

### Websites

Ditchfield, PH, Page, W, *A History of the County of Berkshire: Volume 3* (1923), pp336-342, accessed 4 September 2023 from <https://www.british-history.ac.uk/vch/berks/vol3>

Reading Borough Council, *History of Reading* (2012), accessed 4 September 2023 from <https://web.archive.org/web/20120425235452/http://www.reading.gov.uk/>

### Other

Reading Borough Council, 'Huntley & Palmers Audio Trail: Market Place and London Street'. Available at: <https://www.reading.gov.uk/planning-and-building-control/heritage-and-conservation/readings-high-street-heritage-action-zone/community-engagement/reading-audio-trails/huntley-palmers-audio-trail-market-place-and-london-street/>

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 13                                                                                                                                                                          |
| Asset/Event Name        | 41 London Street                                                                                                                                                            |
| Type of Asset/Event     | Listed Building                                                                                                                                                             |
| Date and/or Period      |                                                                                                                                                                             |
| Listing No./NRHE Number | 1113517                                                                                                                                                                     |
| HER Number              |                                                                                                                                                                             |
| Status                  | Listed Building: Grade II                                                                                                                                                   |
| Easting                 | 471802                                                                                                                                                                      |
| Northing                | 173139                                                                                                                                                                      |
| Parish                  |                                                                                                                                                                             |
| Council                 | Reading                                                                                                                                                                     |
| Description             | <p>Summary</p> <p>Commercial building, constructed between 1845 and 1875, extended to the rear during the late C19. The building is currently (2023) in use as offices.</p> |

## Reasons for Designation

41 London Street is listed at Grade II for the following principal reasons:

### Architectural interest:

- \* as a mid-C19 commercial building with a symmetrical Italianate-style frontage, that contributes to the character of an architecturally varied historic streetscape.

### Historic interest:

- \* as part of the urban development of Reading's ancient core. Group value:
- \* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

## History

The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 there was a thriving urban community, as recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.

Reading Abbey was founded in 1121 on a site to the north-east of the core of the Saxon town and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England.

A new bridge over the River Kennet had been built by 1186 and London Street was laid out with plots of land as part of the Abbot of Reading Abbey's urban planning vision. The aim was to divert trade and traffic to the new marketplace at the gates of the Abbey. The transition from the old marketplace at St Mary's Butts was at first resisted by the merchants of Reading but the move was complete by the C14. The dissolution of the Abbey led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000 as a result of its cloth trade. John Speed's map shows that by 1611, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road, with long gardens, outhouses and fields beyond. Several buildings which predate Speed's map survive on London

Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19, and the survival of many fine Georgian and Victorian buildings which characterise London Street testifies to the prosperity of the street during this period.

41 London Street was built between 1845 and 1875 on the site of an earlier building. It appears to have always had a commercial use. A photograph of 1878 shows that the building had an ornate, cast iron shopfront and was in use as a chemist at the time. It appears to have been extended to the rear (east) by 1895. It is currently (2023) in use as offices.

## Details

Commercial building, constructed between 1845 and 1875, extended to the rear during the late C19. The building is currently (2023) in use as offices.

**MATERIALS:** red brick with ashlar Bath Stone and grey stone dressings and slate-covered roofs.

**PLAN:** the building is of three storeys and has an L-shaped plan, with a larger original range to the west fronting onto London Street and a smaller later range to the rear (east), extending along the southern plot boundary.

**EXTERIOR:** the principal (west) elevation onto London Street is of three bays. It is designed in a loosely Italianate style, with a symmetrical grid of three round-arched openings on each floor with round arches of alternating grey and Bath Stone voussoirs and raised keystones. Each round arch has a hood mould with floral stops, with moulded imposts unifying the arches. All but one of the openings contain a two-over-two, timber sash window with a round-arched upper sash, and a sill beneath supported on corbels, projecting from a sill band. The exception is the southernmost opening on the ground floor, which contains a wide, six-panelled door with a radiating fanlight above. At the top of the elevation is a heavy Bath Stone cornice with modillions.

The original, western range has a pitched roof with an east-west slope and a hipped, full-width projection to the rear, while the lower height roof of the eastern extension comprises two, intersecting, hipped elements. A brick chimney stack rises through the northern slope of the hipped roof over the rear section of the western range.

There is understood to be heavy timber framing to the ground floor visible from the through passage between 41 and 39 London Street.

The rear (east) elevation of the primary range and the north elevation of the later extension contain ranges of timber sash windows. The south elevation of the building is rendered and blank.

## References

<https://historicengland.org.uk/listing/the-list/list-entry/1113517?section=official-list-entry>

## Books and journals

Pevsner, N, Bradley, S, Tyack, G, *The Buildings of England: Berkshire*, (2010), pp438-440.

## Websites

Ditchfield, PH, Page, W, *A History of the County of Berkshire: Volume 3* (1923) pp.336-342, accessed 14 September 2023 from <https://www.british-history.ac.uk/vch/berks/vol3>

Reading Borough Council, *History of Reading* (2012), accessed 14 September 2023

from  
<https://web.archive.org/web/20120425235452/http://www.reading.gov.uk/residents/history-of-reading/>

Other  
Reading Borough Council, 'Huntley & Palmers Audio Trail: Market Place and London Street'. Available at: <https://www.reading.gov.uk/planning-and-building-control/heritage-and-conservation/readings-high-street-heritage-action-zone/community-engagement/reading-audio-trails/huntley-palmers-audio-trail-market-place-and-london-street/>

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Asset/Event Name        | 77 and 79 London Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Date and/or Period      | Mid-18th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Listing No./NRHE Number | 1113518                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Easting                 | 471852                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Northing                | 173024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Description             | <p>Summary</p> <p>77 and 79 London Street, a pair of substantial mid-C18 houses.</p> <p>Reasons for Designation</p> <p>77 and 79 London Street, Reading, are listed at Grade II for the following principal reasons:</p> <p>Architectural interest:</p> <ul style="list-style-type: none"><li>* as a pair of mid-C18 houses which contribute to the character of an architecturally varied historic streetscape.</li></ul> <p>Historic interest:</p> <ul style="list-style-type: none"><li>* as part of the urban development of Reading's ancient core.</li></ul> <p>Group value:</p> <ul style="list-style-type: none"><li>* the buildings are in close proximity to a large number of listed buildings and form part of a strong historic grouping.</li></ul> <p>History</p> <p>The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 Reading had grown into a town, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.</p> |

After Reading Abbey was founded in 1121, the town grew substantially as a place of pilgrimage as well as an important ecclesiastical and trading centre, with cloth production as the principal industry. Reading's increasing prosperity saw the establishment of the new Market Place (drawing trade away from the old marketplace at St Mary's Butts), and of what is today known as London Street, an extension to the High Street, which facilitated trade to and from London. By 1525, Reading had become the largest town in Berkshire. Following its dissolution in 1539, Reading Abbey became a royal palace. The cloth and leather trades continued to flourish and by 1611 the town's population had grown to over 5,000. John Speed's map shows that by that year, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street/London Road. Several buildings which predate Speed's map survive on London Street, some concealed behind later brick façades.

Following significant upheaval during the Civil War, the town flourished during the C18 and C19. Several developments during this period spurred further growth and prosperity, including the arrival of the Great Western Railway, improvements to the navigability of the River Kennet, and the expansion of the local brewing industry. The survival of many fine Georgian and Victorian buildings along London Street testifies to its prosperity during this period.

77 and 79 London Street were constructed in the mid-C18 as a pair of substantial townhouses. The houses have since undergone a number of external and internal alterations, and both have been extended to the rear. A single-storey extension to the rear of number 77 connects it with an early-C20 hall known as the Olympia Hall, understood now (2022) to be in use as an events venue. Number 77 is understood to have been connected internally with number 75 to the north, which is separately listed at Grade II\* (also including number 73; National Heritage List for England entry 1156168). Number 79 is understood to be in multiple occupancy.

#### Details

Pair of substantial houses, mid-C18.

**MATERIALS:** grey brick with red brick and stucco dressings. Number 77 has a hipped plain-tiled roof with two axial valleys, presumably this form was repeated over number 79, which now has a flat roof. No chimney stacks remain.

**PLAN:** the attached houses face west towards London Street, with number 77 to the north and number 79 to the south.

**EXTERIOR:** the houses present a symmetrical frontage, five windows wide with paired central entrances. The doorway to number 79 retains what is thought to have been the original door-surround arrangement, with a shallow doorhood on console brackets, and a rectangular fanlight; the details were removed from number 77 at some time after 1943. Number 79 has a six-panelled door; the doorway to number 77 has been boarded up (2022). The windows are of equal size, holding six-over-six sash frames. The openings have red brick jambs and flat arches of gauged brick; one of the ground-floor windows to number 77 has lost one of its red brick jambs. The central windows on the first and second floor are thought to belong to number 79. The house has a stuccoed plinth and platbands between the storeys. There is a moulded cornice to number 77, now simplified to number 79. Above, the parapets to both houses appear to have been rebuilt. To the rear, number 77 has been obscured at ground-floor level by a later addition; there is irregular fenestration to the floors above. The elevation of number 79 is now completely obscured by later accretions.

#### References

<https://historicengland.org.uk/listing/the-list/list-entry/1113518>

# Gazetteer of Heritage Assets and Events

## Books and journals

Tyack, Geoffrey, Bradley, Simon, Pevsner, Nikolaus, The Buildings of England: Berkshire, (2010), 473

## Websites

Historic photographs showing 77-79 London Street, card reference numbers 0227\_196 and 0227\_096, accessed 31 October 2023 from <https://historicengland.org.uk/images-books/photos/englands-places/>

Market Place/London Street Conservation Area Appraisal (draft revision, 2021), accessed 19 October 2023 from <https://readingcaac.org/conservation-areas/market-place-london-street-conservation-area/>

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|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Asset/Event Name        | QUEEN'S CRESCENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Date and/or Period      | Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Listing No./NRHE Number | 1113563                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Easting                 | 471978                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Northing                | 173190                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Description             | <p>24-52, QUEEN'S ROAD</p> <p>QUEEN'S ROAD 1. 5128 Nos 24 to 52 (even) (Queen's Crescent) SU 7173 SE 3/225 SU 7273 7/225 22.3.57. II GV 2. 1832-33. J J Cooper architect (according to Colvin). A very slight crescent with houses on a skew, following the curve of the road. 3 storeys Bath stone ashlar. Channelled ground floor. Band over ground floor. Plain cornice and parapet. 3 ranges of glazing bar sashes each, 1st floor centre of each with pediment. Ground floor windows round headed, one each, No 44 1+3 (formerly 2 houses). Bracketed hoods to 4 panel doors with rectangular overlights and architrave surrounds. Butterfly roofs with brick chimneys. No 40 rendered. No 24 has no door but 3 round headed windows on ground floor.</p> |
| References              | <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113563">https://historicengland.org.uk/listing/the-list/list-entry/1113563</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                         |                           |
|-------------------------|---------------------------|
| Asset/Event Number      | 16                        |
| Asset/Event Name        | 9, SIDMOUTH STREET        |
| Type of Asset/Event     | Listed Building           |
| Date and/or Period      | Mid 19th century          |
| Listing No./NRHE Number | 1113578                   |
| HER Number              |                           |
| Status                  | Listed Building: Grade II |

# Gazetteer of Heritage Assets and Events

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Easting</b>     | 472105                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Northing</b>    | 173120                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Parish</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Council</b>     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Description</b> | SIDMOUTH STREET 1. 5128 No 11 SU 7273 7/569 II 2. 1850s - an unusual composition forming a 2 storey end of terrace to the 3 storey Nos 54-70 (even) South Street, which if slightly later, are under the same roof line. Grey brick, stucco lintels. Stucco plinth and band over ground floor. Stucco quoins to ground floor. Curved brackets to flat eaves. Hipped slate roof. 2x3 bays, glazing bar sash windows. Arched entrance to recessed door. |
|                    | References<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113578">https://historicengland.org.uk/listing/the-list/list-entry/1113578</a>                                                                                                                                                                                                                                                                                     |

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Asset/Event Name</b>        | Church of St John the Evangelist                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Date and/or Period</b>      | Late 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Listing No./NRHE Number</b> | 1113606                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Easting</b>                 | 472296                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Northing</b>                | 173176                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Description</b>             | Church of England. 1872-73 by W.A. Dixon. Large 81 with red Mansfield stone and Bath stone dressings. South-west tower with angle buttresses and two light bell-stage openings. Gargoyles and machicoliation below brick spire with gables. Columned doorway at front of tower with carved lunette and applied crocketed gable over. Tripled west window, stilted arches. Half octagon turrets of different heights flank west front. Tall short nave and chancel, gabled aisle chapels. Stonework around foundation stone excavated in order to remove the foundation stone. |
|                                | References<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113606">https://historicengland.org.uk/listing/the-list/list-entry/1113606</a>                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                |                                                            |
|--------------------------------|------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 18                                                         |
| <b>Asset/Event Name</b>        | WALLS ENCLOSING GARDEN TO WEST OF NO 44 (WATLINGTON HOUSE) |
| <b>Type of Asset/Event</b>     | Listed Building                                            |
| <b>Date and/or Period</b>      | Late 17th centry or earli 18th century                     |
| <b>Listing No./NRHE Number</b> | 1113607                                                    |
| <b>HER Number</b>              |                                                            |

# Gazetteer of Heritage Assets and Events

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status      | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Easting     | 472188                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Northing    | 173139                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Parish      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Council     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Description | <p>WATLINGTON STREET 1. 5128 (West wide) Walls enclosing garden to west of No 44 (Watlington House) SU 7273 7/257A 22.5.57. II 2. Late C17 or early C18. Massive brick and flint walls of varying heights. North and south walls about 80-90 yards long. West wall about 30 yards long.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1113607">https://historicengland.org.uk/listing/the-list/list-entry/1113607</a></p> |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Asset/Event Name        | GREENBANK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Date and/or Period      | Mid-18th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Listing No./NRHE Number | 1156087                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Easting                 | 472253                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Northing                | 172964                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Description             | <p>LONDON ROAD 1. 5128 (South Side) No 42 (Greenbank) SU 7272 9/163 22.3.57. II GV 2. Apparently mid-C18. Altered and restored. 2 storeys and attic. Silver grey brick headers with red dressings and quoins. Moulded and bracketed wood cornice. Hipped slate roof. 3 grey brick chimneys with stone moulded capping (probably C20 'replica' work). 2 dormers with moulded cornices, casements. Glazing bar sash windows otherwise: 4 to 1st floor, 3 on ground floor. Door in architrave surround broken at corners, panelled pilasters, console brackets, broken cornice and pediment: 6 panel door. Late C19 glazed porch in front. Return red brick with blue-grey headers, 1 panel per floor to east. Early C19 cast iron railings with panel standards on low wall with stone coping to street.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1156087">https://historicengland.org.uk/listing/the-list/list-entry/1156087</a></p> |

|                         |                         |
|-------------------------|-------------------------|
| Asset/Event Number      | 20                      |
| Asset/Event Name        | Nos 49-53 London Street |
| Type of Asset/Event     | Listed Building         |
| Date and/or Period      | 16th century            |
| Listing No./NRHE Number | 1156165                 |

## HER Number

## Status

Listed Building: Grade II

## Easting

471806

## Northing

173113

## Parish

## Council

Reading

## Description

### Summary

A timber framed building of the C16 and possibly earlier on the east side of London Street, re-fronted and remodelled into a pair of dwellings probably in the C18 or C19, with shop fronts of the late C19 and C20. Remodelled and extended in the late C20 and early C21.

### Reasons for Designation

Nos. 49-53 London Street, Reading, a C16 timber framed building altered in the C18, C19, C20 and C21, is listed at Grade II for the following principal reasons: \*

Architectural interest: a significant proportion of the pre-1700 fabric remains, with important elements such as the timber frame and roof structure to the rear wing, and rear and cross frames with arched bracing and roof structure to no. 49, surviving well; \* Interior: the plan-form is legible despite later reconfiguration and notable survivals including the possible priest's hole, newel post and C17 panelling contribute to the building's distinction; \* Historic interest: attested by changes to the building over time which demonstrate the evolution from a dwelling of some status with origins in the late medieval and early post-medieval period, to polite dwellings of the C17 and C18, and part commercial property in the C19.

### History

London Street has medieval origins, and was one of the principal roads leading from Reading's historic core during this period. It is marked on John Speed's 1611 map of Reading which shows a continuous frontage of buildings on the east and west sides of the street, with yards, fields and orchards to the rear. The List entry of 1978 mentions that the earliest deeds are of the mid-C15, but the Buildings of England for Berkshire (2010, p473) states that the building is recorded from at least 1518; the exposed timber frame appears to be of the C16 and later. The earliest building was probably a linear range fronting London Street, with a cross wing projecting to the rear at its north end. Smoke blackening of the roof structure to no. 49, noted in the Heritage Statement of April 2015 but not observed by Historic England in July 2016, may suggest that the earliest structure had an open hall.

The building shows clear evidence of change over time in its fabric. The presence of C17 raised and fielded panelling in the ground floor room of no. 49 suggests relatively prosperous owners continued to live in the building into the post-medieval period. The building was refronted in the C18 or C19, when the front wall frame was replaced with brick, and rendered. The building was subdivided into two dwellings, with a number of extensions added to the rear. Central between the dwellings was a passageway leading to the cottages (now demolished) in Steeple Court to the rear, recorded on the first edition OS map of 1879. An historic photograph of the rear elevation of nos. 49-53, probably dating to the late-C19, shows exposed brick to the ground floor with a rendered timber frame above, a shallow hipped roof extension to the south and a larger gabled extension spanning the passageway's rear access.

Shop fronts were added to both nos. 49 and 53 in the late-C19; that to no. 53 was reconstructed in the late-C20. Accommodation above comprises rooms to the front accessed by a corridor created by modern partitions at the rear of the linear range, and rooms in the rear extensions. Significant alterations were consented in the 1980s when the crosswing was extended and linked to a new double-pile building to the rear, on the site of the demolished cottages in Steeple Court. A photograph of

this development indicates that the timber frame of no. 53 was heavily refurbished at the time necessitating the re-erection of the rear wall frame and floor frame and replacement of the roof structure here. The same photograph indicates that the timber frame to no. 49 and the cross wing was generally intact, but a first floor extension over the access on the north side of the building evident in the photograph was subsequently removed, presumably as part of the works. Structural steels were added throughout the building and salvaged timbers have been reused in some places where replacement was necessary.

At the time of inspection, the upper floors of the building were being converted into single dwelling units, and two of those at the front of the building could not be inspected. The northernmost room is said to contain C17 panelling.

## Details

A timber framed building of the C16 and possibly earlier on the east side of London Street, re-fronted and remodelled into a pair of dwellings probably in the C18 or C19, with shop fronts of the late C19 and C20. Remodelled and extended in the late C20 and early C21. The late-C20, double-pile steel, breeze block, brick and timber extension to the rear, and its ground floor link to the rear wing, are excluded from the listing.

**MATERIALS** Rendered timber frame and red brick refronting to the London Street elevation, with late-C20 structural steel and breeze block in places. The roofs have clay tile coverings, the chimneys are of brick.

**PLAN** The earliest building may have been an open hall with a rear-projecting cross wing at the north end, but was remodelled to form a pair of dwellings with a central open passageway. As it stands, the building has two separate shop fronts, with a shared first floor accessed from the now enclosed passageway and internally by a stair within the rear wing.

**EXTERIOR** A two storey building, with a basement to no. 49 and an attic storey to the rear wing, comprising four bays to the timber frame. The west-facing façade comprises two shop fronts, between which is a central passageway to the ground floor which leads to the rear and is enclosed by a C21 external door. The shop front to no. 53 is a late-C20 reconstruction, while that to no. 49 is late-C19 with pilasters supporting carved brackets to the fascia; the glazing to the shop fronts and doors are modern. To the north (left) of the shop front to no. 49, and above at the first floor, are sash windows with margin lights: the windows to no. 49 have blind boxes. Above, a parapet obscures the gable roof to the linear range; there is a hipped roof to the rear wing. C19 chimneys rise from the front pitch of no. 49, the rear pitch of no. 53 and the ridge of the rear wing; all show evidence of brick renewal, probably dating to the late C20.

The rear elevation has extensions, most of which retain their historic character and scale, but were rebuilt in the late C20. The rear wing was extended to the east of the chimney at the same time; the extension has a gable roof. The fenestration comprises late-C20 sashes.

The north elevation has an exposed timber frame comprising a sole plate on a plinth and the front corner post rising to the roof adjoining the C18/C19 front. There is a curved front brace to the midrail and two to the tie beam. Exposed above are close studding to the gable end and the rafters and collar of the 'A'-frame roof. These elements are pegged and jointed and appear in situ. The current roof line is set slightly above, suggesting that the roof structure to no. 49 has been raised a little and probably strengthened. To the left of the front range, and projecting slightly forward, is some exposed framing to the rear wing. The configuration of the frame suggests some reproduction, but a possible window surround may be exposed. Further east, where the rear wing has been rebuilt, the elevation comprises painted

breeze block, linked in turn to the rendered gable ends of the late-C20 extension. The south elevation is attached to no. 55 London Street.

**INTERIOR** In general there has been much remodelling to the original plan-form particularly on the ground floor, renewal of plasterwork and structure internally, almost certainly as a result of remedial works considered necessary as part of the late-C20 alterations. Nevertheless, there are significant elements of timber-frame surviving in situ; some of the structure has undoubtedly been restored but in the original configuration.

The basement to no. 49 appears to have been extended beneath the pavement in the late C20. There was evidently a basement in the post-medieval period, as the upper part of the basement stairs has historic brickwork and timber to the treads and risers. The lower stairs are entirely new and the cellar brickwork is renewed. The plinth, sole plate and corner post of the rear wing is exposed here.

The ground floor of the linear range forms offices and a salon respectively in 2016, remodelled for these purposes. In no. 53 the floor frame comprising transverse bridging beams and joists is exposed. The bridging beams have empty mortices and some joists have scarf joints; the floor frame appears to have been taken down and re-erected in the late C20. The cross frame of the south gable end at the ground and first floor is in situ. At the ground floor, it is partly obscured by modern plaster, but comprises front and rear corner posts and midrails of large scantling and close studding. In no. 49 the floor frame is not exposed, and may have been replaced with structural steels.

Near to the centre of the rear wall of no. 49 is a rebuilt brick fireplace with a bressumer and an exposed chimney stack, repointed and with some renewed brick. At the back is the base of an opening, leading to a vaulted passageway to the rear of the stack. It has been suggested that this may be a former priest's hole, also accessible through two half-arched openings found to the rear of this stack, one leading from the stairs in the rear wing, and the other from the rebuilt C18 rear extension (a kitchen in 2016 with reconfigured floor levels).

To the left of the fireplace is some raised and fielded panelling of C17 date, with the cupboard noted in the List entry of 1978 above, both beneath the remaining part of the midrail to the rear wall frame. There is more panelling at the end wall of the left-hand room where the front and rear corner posts and midrail of the timber frame are also exposed. The rear wing is accessed from an opening in the north-east corner and accommodates the dog-leg stairs to the first floor of the linear range and the upper floors of the rear wing. The stairs are to the left of the main chimney, which heated both the main range and rear wing from fireplaces (renewed) at each floor. On the second flight is a most unusual, simply-shaped newel post formed from a solid plank. Vestigial timber framing is found in the rear wing, including sections of partition wall, corner posts and close studding. At the attic floor the roof structure is exposed, comprising tie beams, side purlins, principal rafters supported by diagonal straight braces and close studding to the apex of the gable end. In the rear wing, rooms to the east of the chimney have chamfered, transverse bridging beams but these do not appear to be in situ; all other timber framing was removed when the rear wing was extended in the late C20. The extension contains no historic fabric.

The first floor of the main range has modern partitions, but the rear wall plate with scarf joints, close studding to some of the rear wall, cranked tie beams, some with arched braces, and corner posts remain. The feet of the principal rafters to no. 49's 'A'-frame roof are exposed at the rear; smoke blackened timbers are said to remain here, but were not observed. The fireplace in what would have been the second bay (from the north) has much renewed brickwork and a chamfered bressumer. At the south gable end, the wall plate, close studding, midrails, intermediate and corner posts of the cross frame are exposed and in situ. There is said to be C17 panelling in

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the northernmost room of the floor, but this was not observed.

## References

<https://historicengland.org.uk/listing/the-list/list-entry/1156165>

## Books and journals

G Tyack, S Bradley, Buildings of England, Berkshire, (2010), 473

## Other

49/53 London Street, Reading: Heritage Statement. Varian Tye Historic Building Consultant. April 2015

Reading Borough Council, Conservation Area Appraisal London Street/Market Place.

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|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Asset/Event Name        | 3 AND 5, SIDMOUTH STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Date and/or Period      | Late 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Listing No./NRHE Number | 1156984                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Easting                 | 472097                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Northing                | 173168                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Description             | <p>SIDMOUTH STREET 1. 5128 Nos 3 and 5 SU 7273 7/568 II 2. 1880s. 2½ or 3 storey pair in Butterfield Vicarage style. Sufficiently asymmetrical to require a second glance. 1 bay each with 2 windows per floor (3, stepped, on ground floor; 1 on 2nd floor of no 5). Sash windows with marginned glazing. Stop moulded reveals with splayed cills. Red brick with subtle polychromy. Plinth. Band over ground floor string over 1st floor. String with over arch above arched 2nd floor windows of No 3 and above 1st floor windows of No 5. 2nd floor window of latter interrupts both the over arch string (which is dropped below it) and the string above. Stepped and moulded eaves courses, returned up verges of ½ hip of No 3. Tiled roofs, No 5 hipped with 2nd floor windows. ½ dormer (itself with half hipped gable). Large brick chimneys in valley between roofs. Entrances in extruded apsidal 2 storey extension on each side with arch windows and short turrets. Further bulbous extensions on garden side corners.</p> |
| References              | <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1156984">https://historicengland.org.uk/listing/the-list/list-entry/1156984</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                         |                     |
|-------------------------|---------------------|
| Asset/Event Number      | 22                  |
| Asset/Event Name        | 43-49, SOUTH STREET |
| Type of Asset/Event     | Listed Building     |
| Date and/or Period      | Mid 19th century    |
| Listing No./NRHE Number | 1156987             |
| HER Number              |                     |

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|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status      | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Easting     | 472025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Northing    | 173132                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Parish      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Council     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Description | <p>SOUTH STREET 1. 5128 Nos 43 to 49 (odd) SU 7273 7/570 II 2. Circa 1852, possibly by J J Cooper. 2 storey and basement terrace with Bath ashlar front and flint with brick dressings and quoins behind. 2 bays each, glazing bar sash windows. Ground floor channelled with band over. Plain fascia to cornice and parapet. Doors altered. Slate roof, No 43 retains fleur-de-lys arrow head rails to basement.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1156987">https://historicengland.org.uk/listing/the-list/list-entry/1156987</a></p> |

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|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Asset/Event Name        | 69, LONDON STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Date and/or Period      | Early-mid 18th century                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Listing No./NRHE Number | 1248071                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Easting                 | 471825                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Northing                | 173058                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Description             | <p>LONDON STREET 1. 5128 (East Side) No 69 SU 7173 SE 3/525 II 2. Early-mid C18. 2 storeys, painted brick. Tiled roof. Brick dentil cornice. 2 cross glazed sash windows on 1st floor. Mid C19 shop front with 3 incised pilasters and plate glass. Rear timber framed and tile-hung.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1248071">https://historicengland.org.uk/listing/the-list/list-entry/1248071</a></p> |

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|-------------------------|---------------------------|
| Asset/Event Number      | 24                        |
| Asset/Event Name        | 35, LONDON STREET         |
| Type of Asset/Event     | Listed Building           |
| Date and/or Period      | Mid-19th century          |
| Listing No./NRHE Number | 1302992                   |
| HER Number              |                           |
| Status                  | Listed Building: Grade II |
| Easting                 | 471807                    |

# Gazetteer of Heritage Assets and Events

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Northings</b>   | 173156                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Parish</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Council</b>     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description</b> | LONDON STREET 1. 5128 (East Side) No 35 SU 7173 SE 3/310 II GV 2. Mid C19 - probably circa 1862-66 if built in connection with the adjoining Primitive Methodist Chapel (To 33 qv). 4 storeys. Bath stone with rustic quoins, entablature and blocking course. 1 range of tripartite windows with stone pier mullions glazing bar sashes 2nd floor, rest casements, blocks to cills on 2nd floor, bracketed stone balcony on 1st floor. Ground floor has altered shop front carried through from No 37. |
|                    | References<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1302992">https://historicengland.org.uk/listing/the-list/list-entry/1302992</a>                                                                                                                                                                                                                                                                                                                                       |

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| <b>Asset/Event Number</b>      | 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Asset/Event Name</b>        | 89-93, LONDON STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Date and/or Period</b>      | Early-mid 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Listing No./NRHE Number</b> | 1303000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Easting</b>                 | 471850                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Northings</b>               | 172989                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description</b>             | LONDON STREET 1. 5128 (East Side ) Nos 89 to 93 (odd) SU 7172 NE 4/615 II GV 2. Early-mid C19. 3 storeys, red brick with yellow brick eaves course. Old tile roof with 2 chimneys. No 93 has later C19 yellow brick facing with cement Quoins, dressings and cornice to parapet. 2 ranges of cross glazed sashes each. Nos 89 and 91 have retains of later C19 shops. No 93 has late C19 shop front with panelled pilasters and central entrance, shop windows recessed and therefore lintel carried on 2 decorative cast-iron columns. |
|                                | References<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1303000">https://historicengland.org.uk/listing/the-list/list-entry/1303000</a>                                                                                                                                                                                                                                                                                                                                                                       |

|                                |                           |
|--------------------------------|---------------------------|
| <b>Asset/Event Number</b>      | 26                        |
| <b>Asset/Event Name</b>        | WESLEY METHODIST CHURCH   |
| <b>Type of Asset/Event</b>     | Listed Building           |
| <b>Date and/or Period</b>      | Early 19th century        |
| <b>Listing No./NRHE Number</b> | 1321916                   |
| <b>HER Number</b>              |                           |
| <b>Status</b>                  | Listed Building: Grade II |
| <b>Easting</b>                 | 472228                    |

# Gazetteer of Heritage Assets and Events

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Northings</b>   | 173223                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Parish</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Council</b>     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Description</b> | <p>QUEENS ROAD Wesley Chapel 7/557</p> <p>the name of the chapel shall be amended to read Wesley Methodist Church</p> <p>-----</p> <p>QUEEN'S ROAD 1. 5128 Wesley Chapel SU 7273 7/557 II 2. Dated 1812. Red brick with stone and white brick dressings - steeple principally white brick. Tiled roofs. Gothic plan and elevation. 4 bay aisled nave with flush transept and 1 bay chancel. 3 sided gallery interior. Main porch to north-east with 3 stage tower and steeple. Lancet windows. Decorated tracery in large north window. The 2 spires of St John's and Wesley Chapel are close together and important landmarks for Reading.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321916">https://historicengland.org.uk/listing/the-list/list-entry/1321916</a></p> |

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|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Asset/Event Name</b>        | 33 AND 35, LONDON ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Date and/or Period</b>      | Late 18th century-early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Listing No./NRHE Number</b> | 1321923                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Easting</b>                 | 471981                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Northings</b>               | 172943                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Description</b>             | <p>LONDON ROAD 1. 5128 (North Side) Nos 33 and 35 SU 7172 NE 4/154 II GV 2. Late C18/early C19. Brick with painted brick block cornice at eaves. Old tile hipped roof. Central chimney stack. No 33 retains 1st floor cill band. Each house: on 2nd floor 2 casements; 2 glazing bar sash windows on 1st floor; on ground floor 1 window (4 pane sash) in plastered arched recess. Recessed 6 panel door with arched radiating fanlight over. C19 spearhead railing in front.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321923">https://historicengland.org.uk/listing/the-list/list-entry/1321923</a></p> |

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|--------------------------------|-----------------------|
| <b>Asset/Event Number</b>      | 28                    |
| <b>Asset/Event Name</b>        | KENDRICK VIEW         |
| <b>Type of Asset/Event</b>     | Listed Building       |
| <b>Date and/or Period</b>      | Mid-late 18th century |
| <b>Listing No./NRHE Number</b> | 1321924               |

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| <b>HER Number</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Status</b>      | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Easting</b>     | 472033                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Northing</b>    | 172951                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Parish</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Council</b>     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description</b> | <p>LONDON ROAD 1. 5128 (North Side) No 39 (Kendrick View) SU 7272 9/156 22.3.57. II GV 2. Mid-late C18. 3 storeys and basement. Plum coloured brick with painted brick dentil cornice. Parapet with painted stone coping. Old tile roof with coped verges and end chimneys. 6 ranges of glazing bar sashes, 1 panel 2nd floor and 2 on 1st floor. 6 panel door with radiating and wreathed fanlight over, in arched recess with panelled reveals. Doorcase:- engaged Doric columns, broken entablature and moulded open pediment. Moulded stone steps. Early C19 6 bay wooden patterned trellis arcaded verandah across ground floor. Single storey extension to left altered: red brick with grey brick string, deep parapet with 2 grey brick panels each with elliptical roundel, 1 window and 1 door. Contemporary rails with modern gate. Mary Russell Milford (1787-1855) lived here (a local authoress of renown) see wall tablet. 2 local astronomers, the Rev Richard Sheepshanks and his sister Ann also lived here. Interior: contemporary stair with curled rail at base.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321924">https://historicengland.org.uk/listing/the-list/list-entry/1321924</a></p> |

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|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Asset/Event Name</b>        | RAILINGS TO ROAD FROM ALBION PLACE TO OPPOSITE REDLANDS ROAD                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Date and/or Period</b>      | Mid 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Listing No./NRHE Number</b> | 1321925                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>HER Number</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Easting</b>                 | 472282                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Northing</b>                | 172996                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Description</b>             | <p>LONDON ROAD 1. 5128 (North Side). Railings to road from Albion Place to opposite Redlands Road SU 7273 7/512 SU 7272 9/512 II GV 2. Circa 1855-kl). 2 chains long. Cast-iron with trefoiled heads and round-headed guilloche patterned standards 1 gate in centre and later gates to east.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321925">https://historicengland.org.uk/listing/the-list/list-entry/1321925</a></p> |

|                           |                           |
|---------------------------|---------------------------|
| <b>Asset/Event Number</b> | 30                        |
| <b>Asset/Event Name</b>   | Nos 32 to 40, London Road |

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Date and/or Period      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Listing No./NRHE Number | 1321928                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Easting                 | 472225                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Northing                | 172954                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Description             | <p>LONDON ROAD (south side) Nos 32 to 40 (even)</p> <p>(Formerly listed as Terrace of houses immediately west of Greenbank)</p> <p>22.3.57. GV II</p> <p>Formerly part of Portland Place and including Portland House (No 32). Before 1802. Three storeys and basement, western part with attic. Red brick. Bath stone string over basement windows. Stucco string at first floor level. Simple stucco cornice and brick parapet over. Part mansard old tile roof, part slate roof. Six dormer windows, glazing bar sash windows. Fifteen to upper floors with small wrought iron balconies on first floor. Ground floor altered now fourteen windows and one doorway to left and six panelled door with radiating fanlight and Doric portico, frieze cornice and blocking course. Detached corresponding doorway to right lacks fanlight. Contemporary arrow head railings.</p> <p>References<br/><a href="https://historicengland.org.uk/listing/the-list/list-entry/1321928">https://historicengland.org.uk/listing/the-list/list-entry/1321928</a></p> |

|                         |                                                                                                                                                                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 31                                                                                                                                                                                                                                                      |
| Asset/Event Name        | 81 London Street                                                                                                                                                                                                                                        |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                         |
| Date and/or Period      | Early 19th century                                                                                                                                                                                                                                      |
| Listing No./NRHE Number | 1321930                                                                                                                                                                                                                                                 |
| HER Number              |                                                                                                                                                                                                                                                         |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                               |
| Easting                 | 471854                                                                                                                                                                                                                                                  |
| Northing                | 173017                                                                                                                                                                                                                                                  |
| Parish                  |                                                                                                                                                                                                                                                         |
| Council                 | Reading                                                                                                                                                                                                                                                 |
| Description             | <p>Summary<br/>Townhouse, built in the early C19. Significantly enlarged to the rear in the late C20.</p> <p>Reasons for Designation<br/>81 London Street is listed at Grade II for the following principal reasons:</p> <p>Architectural interest:</p> |

- \* as an early-C19 townhouse which contributes to the character of an architecturally varied historic streetscape.

Historic interest:

- \* as part of the urban development of Reading's ancient core.

Group value:

- \* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

## History

The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 there was a thriving urban community, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.

Reading Abbey was founded in 1121 on a site to the north-east of the core of the Saxon town and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England.

A new bridge over the River Kennet had been built by 1186 and London Street was laid out with plots of land as part of the Abbot of Reading Abbey's urban planning vision. The aim was to divert trade and traffic to the new marketplace at the gates of the Abbey. The transition from the old marketplace at St Mary's Butts was at first resisted by the merchants of Reading but the move was complete by the C14. The dissolution of the Abbey led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000 as a result of its cloth trade. John Speed's map shows that by 1611, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road, with long gardens, outhouses and fields beyond. Several buildings which predate Speed's map survive on London Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19, and the survival of many fine Georgian and Victorian buildings which characterise London Street, testifies to the prosperity of the street during this period.

81 London Street was built around 1800. By 1853, the building possessed a series of extensions to the southern section of its rear (east) elevation. This sequence of extensions was augmented throughout the C20, until they were all replaced in the late C20 by a single, three-storey extension. The roof over the C19 east range appears to have been rebuilt at this time to connect the original building to the new extension. The ground floor of the front (west) elevation was replaced by a neoclassical shopfront in the late C20.

## Details

Townhouse, built in the early C19. Significantly enlarged to the rear in the late C20.

**MATERIALS:** red brick with stucco dressings. Slate roof covering.

**PLAN:** early-C19, three-storey range facing westward onto London Street, connected to a three-storey, late-C20 range which extends eastwards at the rear, forming a long rectangular plan with a lightwell in the centre.

EXTERIOR: the ground floor of the principal elevation has a modern shopfront with a double-door entrance to the left (north), a large, fixed-pane shop window over a panelled stall riser in the centre, and a glazed door to the south giving access to the shop unit. Each of these openings is framed by full-height pilasters that rise to a fascia shop sign.

A stucco band separates the ground-floor shopfront from the upper floors, which are of red brick laid in irregular Flemish bond. The first and second floors each contain three recessed, six-over-six glazed sash windows with gauged brickwork flat-arch heads. Above the second floor is a stucco entablature and cornice, topped by a broad, plain parapet painted white. The hipped roof of the original building joins to another hipped roof over the late-C20 rear extension. The rear extension is of three storeys. The east elevation contains a bay window at first-floor level which is topped by a jettied box window on the second floor. INTERIOR: it is understood that the building has been redeveloped behind the façade.

#### References

<https://historicengland.org.uk/listing/the-list/list-entry/1321930>

#### Books and journals

G Tyack, S Bradley, *Buildings of England, Berkshire*, (2010), 438-440

#### Websites

Ditchfield, PH, Page, W, *A History of the County of Berkshire: Volume 3* (1923), pp, 336-342, accessed 5 September 2023 from <https://www.british-history.ac.uk/vch/berks/vol3>

#### Other

Reading Borough Council, 'Huntley & Palmers Audio Trail: Market Place and London Street'. Available at: <https://www.reading.gov.uk/planning-and-building-control/heritage-and-conservation/readings-high-street-heritage-action-zone/community-engagement/reading-audio-trails/huntley-palmers-audio-trail-market-place-and-london-street/>

|                                |                                                                                                                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 32                                                                                                                                                                                                                            |
| <b>Asset/Event Name</b>        | 95 AND 97, LONDON STREET                                                                                                                                                                                                      |
| <b>Type of Asset/Event</b>     | Listed Building                                                                                                                                                                                                               |
| <b>Date and/or Period</b>      | Early 19th Century                                                                                                                                                                                                            |
| <b>Listing No./NRHE Number</b> | 1321931                                                                                                                                                                                                                       |
| <b>HER Number</b>              |                                                                                                                                                                                                                               |
| <b>Status</b>                  | Listed Building: Grade II                                                                                                                                                                                                     |
| <b>Easting</b>                 | 471854                                                                                                                                                                                                                        |
| <b>Northing</b>                | 172978                                                                                                                                                                                                                        |
| <b>Parish</b>                  |                                                                                                                                                                                                                               |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                       |
| <b>Description</b>             | LONDON STREET 1. 5128 (East Side ) Nos 95 and 97 8u 7172 NE 4/616 II GV 2. Circa 1810. 3 storeys. Red brick. Box gutter and blocking course. Slate hipped roof. 2 ranges of windows flanking blind panel. Modern shop fronts. |
| <b>References</b>              | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1321931">https://historicengland.org.uk/listing/the-list/list-entry/1321931</a>                                                                           |

# Gazetteer of Heritage Assets and Events

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|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Asset/Event Name        | 72 London Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Date and/or Period      | mid 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Listing No./NRHE Number | 1321902                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Easting                 | 471790                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Northing                | 173059                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Description             | <p>Summary</p> <p>72 London Street, a former savings bank, built in 1849 to designs by John Billing.</p> <p>Reasons for Designation</p> <p>72 London Street is listed at Grade II for the following principal reasons:</p> <p>Architectural interest:</p> <p>* as a building of the mid-C19 which contributes to the character of an architecturally varied historic streetscape.</p> <p>Group value:</p> <p>* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.</p> <p>History</p> <p>The first written record of Reading dates from the ninth century when the name seems to have referred to a tribe, called Reada's people. It is possible that there was a river port here during the Roman occupation, and by 1086 Reading had grown into a town, recorded in the Domesday Book. The early Anglo-Saxon settlement is believed to have been located in the Castle Street and St Mary's area, which has St Mary's Minster at its heart.</p> <p>After Reading Abbey was founded in 1121, the town grew substantially as a place of pilgrimage as well as an important ecclesiastical and trading centre, with cloth production as the principal industry. Reading's increasing prosperity saw the establishment of the new Market Place (drawing trade away from the old marketplace at St Mary's Butts), and of what is today known as London Street, an extension to the High Street, which facilitated trade to and from London. By 1525, Reading had become the largest town in Berkshire. Following its dissolution in 1539, Reading Abbey became a royal palace. The cloth and leather trades continued to flourish and by 1611 the town's population had grown to over 5,000. John Speed's map shows that by that year, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street/London Road. Several buildings which predate Speed's map survive on London Street, some concealed behind later brick façades.</p> <p>Following significant upheaval during the Civil War, the town flourished during the C18 and C19. Several developments during this period spurred further growth and</p> |

prosperity, including the arrival of the Great Western Railway, improvements to the navigability of the River Kennet, and the expansion of the local brewing industry. The survival of many fine Georgian and Victorian buildings along London Street testifies to its prosperity during this period.

72 London Street was built in 1849 by the architect John Billing (1816-1863) as the Reading Savings Bank; Billing was born in Reading and practised in the area throughout his career, serving as Borough Surveyor until the mid-1850s. In 1856 he was made a Fellow of the Royal Institute of British Architects. The Reading Board of Health Map (1853) shows that at that time the building had a rear annexe and a long garden. The building's plan appears to have remained largely unchanged until the early C21 when the rear range was rebuilt as a three-storey serviced apartment block (72a London Street) connected via a ground-floor annexe to 72 London Street. In the early C21, the building was converted from offices to a doctor's surgery, which is its current (2023) function. Archaeological finds made to the rear of the plot – a complete medieval pot and two lines of post holes - confirm the use of the site during the medieval period.

## Details

Former savings bank, 1849, by John Billing.

**MATERIALS:** the street-facing, east elevation is faced in Bath Stone ashlar, and the ground floor channelled. The south elevation is exposed red brick, and the rear, west, elevation, is painted. The roof is flat.

**PLAN:** the building is an irregular rectangle on plan, oriented east/west, with the principal elevation facing east to London Street. This elevation is recessed from the line of the neighbouring buildings.

**EXTERIOR:** the building is Italianate in style. The principal frontage is arranged over three storeys, with basement. The set-back elevation is flanked by rusticated piers connecting to the neighbouring buildings (numbers 70 and 74 London Street); a parapet turns inwards to the main elevation, becoming a false balcony with stone guilloche and fretwork front. Between the supporting brackets, the frieze is engraved with the words 'Reading Savings Bank'. The ground floor has three round-headed openings of equal size: the doorway with replacement double doors to the north, and two windows to the south, with pilastered window frames. The upper part of the frontage breaks forward slightly as a sort of frontispiece, with heavy rusticated quoins; there is a heavy modillion and panel cornice to the projecting eaves. On the first floor is a large tripartite window with a segmental pediment; the smaller second-floor window has tripartite lights with rounded arches on piers, behind a corbelled flat-bow stone balcony. Substantial original railings survive to the area. The south elevation of the building is blind, apart from a ground-floor opening to the west. The west elevation is four storeys high, with a single window at first- and second-floor level, and two windows to the third floor. The ground floor is obscured by the later single-storey annexe.

## References

### Books and journals

Pevsner, N, Bradley, S, Tyack, G, *The Buildings of England: Berkshire*, (2010), 473

### Websites

Market Place/London Street Conservation Area Appraisal (draft revision, 2021), accessed 19 October 2023 from <https://readingcaac.org/conservation-areas/market-place-london-street-conservation-area/>

<https://historicengland.org.uk/listing/the-list/list-entry/1321902?section=official-list-entry>

# Gazetteer of Heritage Assets and Events

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|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Asset/Event Name        | 70 London Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Type of Asset/Event     | Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Date and/or Period      | Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Listing No./NRHE Number | 1113525                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| HER Number              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Status                  | Listed Building: Grade II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Easting                 | 471784                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Northing                | 173063                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Description             | <p>Summary</p> <p>Former terraced house, now flats. Built in the early C19 and altered in the C20.</p> <p>Reasons for Designation</p> <p>70 London Street is listed at Grade II for the following principal reasons:</p> <p>Architectural interest:</p> <ul style="list-style-type: none"><li>* as an early C19 townhouse which contributes to the character of an architecturally varied historic streetscape.</li></ul> <p>Historic interest:</p> <ul style="list-style-type: none"><li>* as part of the urban development of Reading's ancient core.</li></ul> <p>Group value:</p> <ul style="list-style-type: none"><li>* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.</li></ul> <p>History</p> <p>The first written record of Reading dates from the ninth century. Asser's Life of Alfred (part of the Anglo-Saxon Chronicle) records a battle at Reading in January 871 between the Danes and the forces of King Ethelred and his brother Alfred, who would go on to become Alfred the Great. Reading is described in this account as 'Readingum', likely derived from 'Readingas', an Anglo-Saxon tribe whose name means 'Reada's people' in Old English. By the time of the Norman Conquest of 1066, Reading had become a town of notable size. After Reading Abbey was founded in 1121, the town grew substantially, spurring cloth production, the establishment of the new Market Place, and what would today be known as London Street, an extension to the High Street that facilitated trade to and from London. By 1525, the town's thriving cloth industry led Reading to become the largest town in Berkshire. In 1542, Henry VIII's royal charter made Reading a borough. John Speed's map shows that by 1611, both sides of London Street had been developed with continuous frontages for a considerable distance southward, beyond the modern junction with Crown Street-London Road. Several buildings which predate Speed's map survive on London Street, some concealed behind later, brick façades. Following significant upheaval during the Civil War, the town flourished during the C18 and C19. Several developments during this period spurred further growth and prosperity, including the arrival of the Great Western Railway in 1840, improvements to the navigability of the River Kennet, and the growth of the local</p> |

brewing industry. London Street became a fashionable part of town, especially after High Bridge was constructed over the River Kennet in 1788. The survival of many fine Georgian and Victorian buildings along London Street testifies to its prosperity during this period.

70 London Street was constructed in the early C19. By the late C19, it was in use as a furniture store. Historically, the rear, west elevation of the building looked onto a long, narrow garden with a few small, ancillary structures. By 1930, another building had been constructed in this area. The rear of number 70 appears to have been altered or extended in the C20, owing to the change in roofline as the eave of the gable roof descends onto a flat roof. The building's historic sash windows were replaced with single-pane sashes sometime after 1978. The building currently (2023) functions as a private residential building with five apartments.

## Details

Former terraced house, now flats. Built in the early C19 and altered in the C20.

**MATERIALS:** built of brick and faced in Bath Stone ashlar with rustication to the ground floor. Red brick chimney stacks and a slate-covered roof. The rear elevation appears to be painted or rendered.

**PLAN:** a rectangular plan four-storey terraced house with a basement.

**EXTERIOR:** the former terraced house is three bays wide with the main street-facing east elevation faced in Bath Stone ashlar. There is banded rustication to the ground floor, which has the main entrance in the southernmost bay and then two round-headed one-over-one sash windows with horns to the north. The entrance is approached by stone steps with an iron railing and contains an eight-panelled door beneath a fanlight. A wide band course separates the ground floor and first floor. There are one-over-one sash windows with horns to each bay above. These generally reflect classical proportions; the tallest sashes to the piano nobile at first-floor level with progressively shorter sashes above. The first-floor sashes are set in moulded architraves with entablatures and moulded cornices. Those to the second floor have moulded architraves but no entablatures, and cills formed of a narrow continuous band course. The windows to the third floor are plainer still, with cills but no architraves. A heavy moulded cornice and stepped stone parapet surmounts the façade. Behind the parapet is a gabled slate-covered roof and a lower mansard roof to the rear. The west (rear) elevation is two bays wide and appears to have uPVC casement windows. The ground floor has a three-light window and rear access doorway whilst the upper storeys each have a three-light window and single-light window. The mansard roof contains two dormer windows.

## References

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Goad Fire Insurance Maps of Reading, Sheet 10 (1895).

OS Maps (1:2500): 1879, 1900 and 1934.

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Speed, John, Map of Redding (1611).

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yack, G, Bradley, S, Pevsner, N, The Buildings of England: Berkshire (2010)

<https://historicengland.org.uk/listing/the-list/list-entry/1113525?section=official-list-entry>

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|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Asset/Event Name        | Kings Road Garden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Type of Asset/Event     | Locally Listed Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Date and/or Period      | Modern                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Listing No./NRHE Number |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| HER Number              | DRM2918                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Easting                 | 472213                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Northing                | 173363                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Parish                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Description             | <p>This building meets the defined criteria for adding buildings or structures to the list of buildings or structures with local heritage significance as set out in the Reading Borough Local Plan (adopted 2019).</p> <p>The decision to add Kings Road Garden to the list was made according to the criteria set out below.</p> <ul style="list-style-type: none"><li>• The building is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest.</li><li>• The building dates from between 1914 and 1939 and the elements that contribute to a high level of significance in the local context remain substantially complete.</li><li>• The building dates from after 1939 and the elements that contribute to its exceptional heritage significance in the local context are wholly complete and unaffected by inappropriate changes.</li></ul> <p>The original layout and exterior border fencing of the gardens has been retained. The gardens show the civic pride and sense of place that Huntley &amp; Palmers had in their civic role, being part of the wider community and their staff as part of Reading. Whilst there have been changes to soft landscaping over this period, built structures, which are what any local listing would primarily cover, are unaffected. Whilst the surrounding context of the gardens has changed substantially over the years, there have been no significant inappropriate changes within the gardens itself. It is therefore considered that the gardens fulfil the criteria for both 1914-1939 and post 1939.</p> <ul style="list-style-type: none"><li>• The building contributes to the heritage of the Borough in terms of its historical association.</li></ul> <p>The nominated garden site is significant as a physical reminder of the facilities and civic planning associated with the adjacent Kennet, provided by Huntley &amp; Palmers for its employees and the community of Reading.</p> <p>Huntley &amp; Palmers had a long association with Reading for more than 150 years, between 1822 and 1976. The town has long been known for the three B's (beer, bulbs and biscuits), and the 19th Century expansion of Huntley &amp; Palmers was a significant contributor to the major industrial growth of Reading during this period which resulted in many of the 19th Century housing areas that remain to this day. As a result of Huntley &amp; Palmers, the town was well known for its biscuits and this included the 'Biscuit Men' nickname attributed to Reading Football Club. As</p> |

such, remaining features of the Huntley & Palmers site have a clear connection with figures and events of local interest.

The historical association remains clear through the initials on the wrought iron gates on the northern side of the gardens.

- The building contributes to the heritage of the Borough in terms of its industrial importance.

The gardens were associated with the Huntley & Palmers biscuit manufacturers, one of the most important businesses in Reading's 19th Century expansion. It therefore clearly fulfils this criterion.

- The building contributes to the heritage of the Borough in terms of its group value. The Gardens are a good example of deliberate town planning from before 1947 and the Inter-War period, showing the growth and development of a planned modern Reading. This is an example of planned civic park, which creates a sense of public space. The building is enveloped in a 1920s period example of brick work topped by specially designed wrought work fence and entry gateway.

It is identified in Reading's New Local Plan (2019), for protection as local green space and public open space (Policy EN7 listing EN7Ce).

The built features within the garden, most notably the fence, wall and gates have a unified value to the local area in themselves, but more particularly have a clear group relationship with the former Huntley & Palmers Social Club on the other side of Kings Road, which has been retained and converted to residential accommodation. The Social Club was converted to a recreational building in 1938, a very similar time to the establishment of the garden, so there is likely to have been a strong relationship between the two. The Social Club building has itself been nominated for inclusion on the Local List, which will be considered at a future meeting.

The following description of the building and its significance will be added to the List of Locally- Important Buildings and Structures.

"Kings Road Garden (formerly Huntley & Palmers Garden) is a surviving element of the former Huntley & Palmers biscuit factory that covered a substantial site around the Kennet from the mid-nineteenth century until the second half of the twentieth century. The Huntley & Palmers operation was a major part of Reading's 19th Century industrial expansion, and Reading was renowned for its production of biscuits.

In 1846, Huntley & Palmers purchased an old silk mill and embarked on a programme of additions and expansions. In 1873 new buildings north of the river and the original site were added. Between 1867 and 1925 Huntley & Palmers systematically purchased the land and properties occupying the site of the Garden and land to the west of Watlington Street with the intention of creating a 'Great Social Scheme'. The proposed social and recreation centre would have included dining rooms, smoking rooms, a social club, baths, gymnasium, and a great concert hall able to seat 2,500 people. However, the scheme was not implemented due to problems with transferring the licences of two public houses on the site, as well as increasing public sector welfare provision and financial difficulties experienced by the Company.

In 1937 Huntley & Palmer sold some of the site to Reading Corporation for the widening of Kings Road and the garden was laid-out at the same time as the building of new office buildings on King's Road, an example of deliberate town planning from before the establishment of the modern planning system in 1947. The garden has a relationship with the former Huntley & Palmers Social Club to the east, across Kings Road, as the most prominent surviving elements of the Huntley & Palmers site.

The site comprises a small formal garden adjacent to Kings Road and the River Kennet. It includes footpaths and soft landscaping and retains its original layout albeit with subsequent changes to soft landscaping and the waterside boundary. Around the boundary to the north and west is a low brick retaining wall and wrought iron railings. The wrought iron gates bear the Huntley & Palmers initials, and the ironwork of the gates is in the art-deco style of the time."

# Gazetteer of Heritage Assets and Events

|                         |                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------|
| Asset/Event Number      | 36                                                                                       |
| Asset/Event Name        | Air Raid Shelter at Watlington House, Reading, Berkshire                                 |
| Type of Asset/Event     | AIR RAID SHELTER                                                                         |
| Date and/or Period      | Modern                                                                                   |
| Listing No./NRHE Number |                                                                                          |
| HER Number              | MRM16666                                                                                 |
| Status                  | Non-designated Hertiage Asset                                                            |
| Easting                 | 472191                                                                                   |
| Northing                | 173153                                                                                   |
| Parish                  |                                                                                          |
| Council                 | Reading                                                                                  |
| Description             | A World War II air raid shelter was located in the grounds of Watlington House, Reading. |

|                         |                                                                                                                                      |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 37                                                                                                                                   |
| Asset/Event Name        | Medieval ditches, undated ditches and a pit at 24-26 East Street, Reading, Berkshire                                                 |
| Type of Asset/Event     | BOUNDARY DITCH?; DITCH; PIT; DITCH                                                                                                   |
| Date and/or Period      | Medieval                                                                                                                             |
| Listing No./NRHE Number |                                                                                                                                      |
| HER Number              | MRM15903                                                                                                                             |
| Status                  | Non-designated Hertiage Asset                                                                                                        |
| Easting                 | 471873                                                                                                                               |
| Northing                | 173106                                                                                                                               |
| Parish                  |                                                                                                                                      |
| Council                 | Reading                                                                                                                              |
| Description             | Medieval ditches, a pit and undated ditch features were revealed during archaeological investigations at 24-26 East Street, Reading. |

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| Asset/Event Number      | 38                                                |
| Asset/Event Name        | 19th century rubbish pits at London Road, Reading |
| Type of Asset/Event     | BOUNDARY; RUBBISH PIT                             |
| Date and/or Period      | Post Medieval                                     |
| Listing No./NRHE Number |                                                   |
| HER Number              | MRM16441                                          |
| Status                  | Non-designated Hertiage Asset                     |
| Easting                 | 472120                                            |

# Gazetteer of Heritage Assets and Events

|                    |                                                                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Northings</b>   | 172909                                                                                                                                                                                  |
| <b>Parish</b>      |                                                                                                                                                                                         |
| <b>Council</b>     | Reading                                                                                                                                                                                 |
| <b>Description</b> | Evidence of 19th/20th century activity consisting of rubbish pits and field boundaries or drainage ditches, relating to low-level extramural activity, was identified in an evaluation. |

|                                |                                                              |
|--------------------------------|--------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 39                                                           |
| <b>Asset/Event Name</b>        | 69 London Street, Reading, Berkshire                         |
| <b>Type of Asset/Event</b>     | BUILDING                                                     |
| <b>Date and/or Period</b>      | Post Medieval to Late 20th Century                           |
| <b>Listing No./NRHE Number</b> |                                                              |
| <b>HER Number</b>              | MRD15736                                                     |
| <b>Status</b>                  | Non-designated Heritage Asset                                |
| <b>Easting</b>                 | 471823                                                       |
| <b>Northings</b>               | 173057                                                       |
| <b>Parish</b>                  |                                                              |
| <b>Council</b>                 | Reading                                                      |
| <b>Description</b>             | A house dating to the 16th century, which collapsed in 1998. |

|                                |                                                                            |
|--------------------------------|----------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 40                                                                         |
| <b>Asset/Event Name</b>        | Blakes Lock to County Lock, Reading, Berkshire                             |
| <b>Type of Asset/Event</b>     | CANAL                                                                      |
| <b>Date and/or Period</b>      | Post Medieval to Unknown                                                   |
| <b>Listing No./NRHE Number</b> |                                                                            |
| <b>HER Number</b>              | MRD5763                                                                    |
| <b>Status</b>                  | Non-designated Heritage Asset                                              |
| <b>Easting</b>                 | 472000                                                                     |
| <b>Northings</b>               | 173330                                                                     |
| <b>Parish</b>                  |                                                                            |
| <b>Council</b>                 | Reading                                                                    |
| <b>Description</b>             | The section between Blakes Lock to County Lock is part river and part cut. |

|                            |                                               |
|----------------------------|-----------------------------------------------|
| <b>Asset/Event Number</b>  | 41                                            |
| <b>Asset/Event Name</b>    | Colour Mills- Kennet Side, Reading, Berkshire |
| <b>Type of Asset/Event</b> | COLOUR MILL                                   |

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------|
| Date and/or Period      | Early 20th Century to Unknown                                                                            |
| Listing No./NRHE Number |                                                                                                          |
| HER Number              | MRD5510                                                                                                  |
| Status                  | Non-designated Heritage Asset                                                                            |
| Easting                 | 472190                                                                                                   |
| Northing                | 173300                                                                                                   |
| Parish                  |                                                                                                          |
| Council                 | Reading                                                                                                  |
| Description             | Two Colour Mills were recorded at Kennet Side, Reading by Berkshire Industrial Archaeology Group (BIAG). |

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Asset/Event Number      | 42                                                                          |
| Asset/Event Name        | Civil War Defences, Reading, Berkshire                                      |
| Type of Asset/Event     | DITCH                                                                       |
| Date and/or Period      | Post Medieval                                                               |
| Listing No./NRHE Number |                                                                             |
| HER Number              | MRD15632                                                                    |
| Status                  | Non-designated Heritage Asset                                               |
| Easting                 | 471986                                                                      |
| Northing                | 173114                                                                      |
| Parish                  |                                                                             |
| Council                 | Reading                                                                     |
| Description             | The possible line of Civil War defences as taken from Map of 1643 Defences. |

|                         |                                                                                                                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 43                                                                                                                                                                                                                                           |
| Asset/Event Name        | Trinity Hall, 51 South Street                                                                                                                                                                                                                |
| Type of Asset/Event     | Sunday School                                                                                                                                                                                                                                |
| Date and/or Period      | mid 19th century                                                                                                                                                                                                                             |
| Listing No./NRHE Number |                                                                                                                                                                                                                                              |
| HER Number              |                                                                                                                                                                                                                                              |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                |
| Easting                 | 472061                                                                                                                                                                                                                                       |
| Northing                | 173144                                                                                                                                                                                                                                       |
| Parish                  |                                                                                                                                                                                                                                              |
| Council                 | Reading                                                                                                                                                                                                                                      |
| Description             | A school associated with Trinity Chapel appears for first time on the Reading Health map of 1853. The building extends further to the south along South Street throughout the second half of the 19th century and the 20th century. Ordnance |

# Gazetteer of Heritage Assets and Events

Survey maps of the second half of the 20th century (not illustrated) show no changes on the Site until 1990, by which time it was replaced by halls of residences. Trinity Chapel was demolished around 1980 to make way for the existing hall of residence (GenUki 2015).

References:

Reading Health Map 1853  
OS map, 1875-77  
OS map, 1898  
OS map, 1931-32  
Os map, 1956

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|                         |                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------|
| Asset/Event Number      | 44                                                                                  |
| Asset/Event Name        | Reading Waterfront - Crane Wharf                                                    |
| Type of Asset/Event     | DRAINAGE DITCH                                                                      |
| Date and/or Period      | Medieval                                                                            |
| Listing No./NRHE Number |                                                                                     |
| HER Number              | MRD15584                                                                            |
| Status                  | Non-designated Hertiage Asset                                                       |
| Easting                 | 471885                                                                              |
| Northing                | 173343                                                                              |
| Parish                  |                                                                                     |
| Council                 | Reading                                                                             |
| Description             | A gully containing late 14th or early 15th century pottery at Crane Wharf, Reading. |

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|                         |                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 45                                                                                                               |
| Asset/Event Name        | Phase 1a - Crane Wharf, Reading, Berkshire                                                                       |
| Type of Asset/Event     | FEATURE                                                                                                          |
| Date and/or Period      | Early Neolithic                                                                                                  |
| Listing No./NRHE Number |                                                                                                                  |
| HER Number              | MRD7396                                                                                                          |
| Status                  | Non-designated Hertiage Asset                                                                                    |
| Easting                 | 471950                                                                                                           |
| Northing                | 173350                                                                                                           |
| Parish                  |                                                                                                                  |
| Council                 | Reading                                                                                                          |
| Description             | A number of fragments of wood were found in alluvial gravels at Crane Wharf, including some evidence of working. |

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|                    |    |
|--------------------|----|
| Asset/Event Number | 46 |
|--------------------|----|

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# Gazetteer of Heritage Assets and Events

|                                |                                                                                                              |
|--------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Name</b>        | Phase 1b Crane Wharf, Reading, Berkshire                                                                     |
| <b>Type of Asset/Event</b>     | FLOOD DEFENCES                                                                                               |
| <b>Date and/or Period</b>      | Late Iron Age to Saxon                                                                                       |
| <b>Listing No./NRHE Number</b> |                                                                                                              |
| <b>HER Number</b>              | MRD7399                                                                                                      |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                                |
| <b>Easting</b>                 | 471968                                                                                                       |
| <b>Northing</b>                | 173387                                                                                                       |
| <b>Parish</b>                  |                                                                                                              |
| <b>Council</b>                 | Reading                                                                                                      |
| <b>Description</b>             | A Saxon or earlier shallow clay bank was revealed during archaeological excavations at Crane Wharf, Reading. |

|                                |                                                                                                                                                |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 47                                                                                                                                             |
| <b>Asset/Event Name</b>        | Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf                                                            |
| <b>Type of Asset/Event</b>     | FLOOD DEFENCES                                                                                                                                 |
| <b>Date and/or Period</b>      | Middle Iron Age to Post Medieval                                                                                                               |
| <b>Listing No./NRHE Number</b> |                                                                                                                                                |
| <b>HER Number</b>              | MRD15594                                                                                                                                       |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                                                                  |
| <b>Easting</b>                 | 471968                                                                                                                                         |
| <b>Northing</b>                | 173382                                                                                                                                         |
| <b>Parish</b>                  |                                                                                                                                                |
| <b>Council</b>                 | Reading                                                                                                                                        |
| <b>Description</b>             | Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries. |

|                                |                                             |
|--------------------------------|---------------------------------------------|
| <b>Asset/Event Number</b>      | 48                                          |
| <b>Asset/Event Name</b>        | Furnaces at Kennet Side, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | FURNACE                                     |
| <b>Date and/or Period</b>      | Modern to Unknown                           |
| <b>Listing No./NRHE Number</b> |                                             |
| <b>HER Number</b>              | MRD5508                                     |
| <b>Status</b>                  | Non-designated Heritage Asset               |
| <b>Easting</b>                 | 472190                                      |
| <b>Northing</b>                | 173300                                      |
| <b>Parish</b>                  |                                             |
| <b>Council</b>                 | Reading                                     |

# Gazetteer of Heritage Assets and Events



|                    |                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Description</b> | Four muffle furnaces and another furnace were used for roasting colour for paint manufacture at Kennet Side, Reading. |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|

|                                |                                                       |
|--------------------------------|-------------------------------------------------------|
| <b>Asset/Event Number</b>      | 49                                                    |
| <b>Asset/Event Name</b>        | Phase 3 - gully at at Crane Wharf, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | GULLY                                                 |
| <b>Date and/or Period</b>      | Medieval                                              |
| <b>Listing No./NRHE Number</b> |                                                       |
| <b>HER Number</b>              | MRD7407                                               |
| <b>Status</b>                  | Non-designated Hertiage Asset                         |
| <b>Easting</b>                 | 471950                                                |
| <b>Northing</b>                | 173350                                                |
| <b>Parish</b>                  |                                                       |
| <b>Council</b>                 | Reading                                               |

|                    |                                                                                                                                  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b> | A flat bottomed gully of late 14th - early 15th century date revealed during archaeological excavations at Crane Wharf, Reading. |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|

|                                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 50                                                                                  |
| <b>Asset/Event Name</b>        | Gully and finds at First Church of Christ Scientist, Kings Road, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | GULLY; WATER CHANNEL                                                                |
| <b>Date and/or Period</b>      | Medieval to Post Medieval                                                           |
| <b>Listing No./NRHE Number</b> |                                                                                     |
| <b>HER Number</b>              | MRM16012                                                                            |
| <b>Status</b>                  | Non-designated Hertiage Asset                                                       |
| <b>Easting</b>                 | 471922                                                                              |
| <b>Northing</b>                | 173348                                                                              |
| <b>Parish</b>                  |                                                                                     |
| <b>Council</b>                 | Reading                                                                             |

|                    |                                                                                                       |
|--------------------|-------------------------------------------------------------------------------------------------------|
| <b>Description</b> | A posssible late medieval-early post-medieval gully revealed during an archaeological watching brief. |
|--------------------|-------------------------------------------------------------------------------------------------------|

|                                |                                                    |
|--------------------------------|----------------------------------------------------|
| <b>Asset/Event Number</b>      | 51                                                 |
| <b>Asset/Event Name</b>        | Edge runner mill - Kennet Side, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | MILL                                               |
| <b>Date and/or Period</b>      | Modern to Unknown                                  |
| <b>Listing No./NRHE Number</b> |                                                    |
| <b>HER Number</b>              | MRD5509                                            |

# Gazetteer of Heritage Assets and Events

|             |                                                                |
|-------------|----------------------------------------------------------------|
| Status      | Non-designated Heritage Asset                                  |
| Easting     | 472190                                                         |
| Northing    | 173300                                                         |
| Parish      |                                                                |
| Council     | Reading                                                        |
| Description | An edge runner mill was on Kennet Side, but is now demolished. |

|                         |                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------|
| Asset/Event Number      | 52                                                                                     |
| Asset/Event Name        | Reading Green and Marvel Colour Works- Kennet Side, Reading, Berkshire                 |
| Type of Asset/Event     | PAINT FACTORY                                                                          |
| Date and/or Period      | Modern to Unknown                                                                      |
| Listing No./NRHE Number |                                                                                        |
| HER Number              | MRD5507                                                                                |
| Status                  | Non-designated Heritage Asset                                                          |
| Easting                 | 472181                                                                                 |
| Northing                | 173304                                                                                 |
| Parish                  |                                                                                        |
| Council                 | Reading                                                                                |
| Description             | The Reading Green and Marvel Colour Works was a paint factory at Kennet Side, Reading. |

|                         |                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 53                                                                                                                           |
| Asset/Event Name        | Possible palaeochannel at Reading Heights, Clarendon House, Queens Road, Reading                                             |
| Type of Asset/Event     | PALAEOCHANNEL                                                                                                                |
| Date and/or Period      | Unknown                                                                                                                      |
| Listing No./NRHE Number |                                                                                                                              |
| HER Number              | MRM18475                                                                                                                     |
| Status                  | Non-designated Heritage Asset                                                                                                |
| Easting                 | 472206                                                                                                                       |
| Northing                | 173300                                                                                                                       |
| Parish                  |                                                                                                                              |
| Council                 | Reading                                                                                                                      |
| Description             | A possible palaeochannel on a roughly north-south alignment was identified during an archaeological evaluation at this site. |

|                    |    |
|--------------------|----|
| Asset/Event Number | 54 |
|--------------------|----|

# Gazetteer of Heritage Assets and Events

|                                |                                                                                                                           |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Name</b>        | Phase 4 - Alder posts at Crane Wharf, Reading, Berkshire                                                                  |
| <b>Type of Asset/Event</b>     | PILE?                                                                                                                     |
| <b>Date and/or Period</b>      | Post Medieval                                                                                                             |
| <b>Listing No./NRHE Number</b> |                                                                                                                           |
| <b>HER Number</b>              | MRD7410                                                                                                                   |
| <b>Status</b>                  | Non-designated Hertiage Asset                                                                                             |
| <b>Easting</b>                 | 471950                                                                                                                    |
| <b>Northing</b>                | 173350                                                                                                                    |
| <b>Parish</b>                  |                                                                                                                           |
| <b>Council</b>                 | Reading                                                                                                                   |
| <b>Description</b>             | Eight alder posts were found extending from the top of the Kennet and Avon canal bank to the centre of the channel silts. |

|                                |                                                                 |
|--------------------------------|-----------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 55                                                              |
| <b>Asset/Event Name</b>        | Phase 3 - pit at Crane Wharf, Reading, Berkshire                |
| <b>Type of Asset/Event</b>     | PIT                                                             |
| <b>Date and/or Period</b>      | Medieval                                                        |
| <b>Listing No./NRHE Number</b> |                                                                 |
| <b>HER Number</b>              | MRD7406                                                         |
| <b>Status</b>                  | Non-designated Hertiage Asset                                   |
| <b>Easting</b>                 | 471950                                                          |
| <b>Northing</b>                | 173350                                                          |
| <b>Parish</b>                  |                                                                 |
| <b>Council</b>                 | Reading                                                         |
| <b>Description</b>             | A ovid pit cut by a gully was revealed at Crane Wharf, Reading. |

|                                |                                                                |
|--------------------------------|----------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 56                                                             |
| <b>Asset/Event Name</b>        | Medieval pit - Land at 67-73 London Street, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | PIT                                                            |
| <b>Date and/or Period</b>      | Medieval                                                       |
| <b>Listing No./NRHE Number</b> |                                                                |
| <b>HER Number</b>              | MRD15615                                                       |
| <b>Status</b>                  | Non-designated Hertiage Asset                                  |
| <b>Easting</b>                 | 471888                                                         |
| <b>Northing</b>                | 173073                                                         |
| <b>Parish</b>                  |                                                                |
| <b>Council</b>                 | Reading                                                        |

# Gazetteer of Heritage Assets and Events

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|                    |                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Description</b> | A medieval pit which appears to have originated as a cess pit and subsequently was used for rubbish disposal. |
|--------------------|---------------------------------------------------------------------------------------------------------------|

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|                                |                                                                                                   |
|--------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 57                                                                                                |
| <b>Asset/Event Name</b>        | 17th century features at 24-26 East Street, Reading, Berkshire                                    |
| <b>Type of Asset/Event</b>     | PIT; DITCH                                                                                        |
| <b>Date and/or Period</b>      | Post Medieval                                                                                     |
| <b>Listing No./NRHE Number</b> |                                                                                                   |
| <b>HER Number</b>              | MRM15991                                                                                          |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                     |
| <b>Easting</b>                 | 471863                                                                                            |
| <b>Northing</b>                | 173115                                                                                            |
| <b>Parish</b>                  |                                                                                                   |
| <b>Council</b>                 | Reading                                                                                           |
| <b>Description</b>             | A 17th century refuse pit and a ditch possibly associated with the Civil War defences at Reading. |

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|                                |                                                                                                                           |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 58                                                                                                                        |
| <b>Asset/Event Name</b>        | Phase 4 - Crane Wharf, Reading, Berkshire                                                                                 |
| <b>Type of Asset/Event</b>     | REVTMENT                                                                                                                  |
| <b>Date and/or Period</b>      | Post Medieval                                                                                                             |
| <b>Listing No./NRHE Number</b> |                                                                                                                           |
| <b>HER Number</b>              | MRD7409                                                                                                                   |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                                             |
| <b>Easting</b>                 | 471950                                                                                                                    |
| <b>Northing</b>                | 173350                                                                                                                    |
| <b>Parish</b>                  |                                                                                                                           |
| <b>Council</b>                 | Reading                                                                                                                   |
| <b>Description</b>             | During archaeological excavation an oak revetment and deposits were found relating to a phase of the Kennet canalisation. |

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|                                |                                                                |
|--------------------------------|----------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 59                                                             |
| <b>Asset/Event Name</b>        | 17th century timber revetment- Crane Wharf, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | REVTMENT                                                       |
| <b>Date and/or Period</b>      | Post Medieval                                                  |
| <b>Listing No./NRHE Number</b> |                                                                |
| <b>HER Number</b>              | MRD3995                                                        |

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# Gazetteer of Heritage Assets and Events

|             |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| Status      | Non-designated Hertiage Asset                                                    |
| Easting     | 471893                                                                           |
| Northing    | 173352                                                                           |
| Parish      |                                                                                  |
| Council     | Reading                                                                          |
| Description | A 17th century timber revetment related to the canalisation of the River Kennet. |

|                         |                                                                                    |
|-------------------------|------------------------------------------------------------------------------------|
| Asset/Event Number      | 60                                                                                 |
| Asset/Event Name        | London Street - Reading, Berkshire                                                 |
| Type of Asset/Event     | ROAD                                                                               |
| Date and/or Period      | Medieval to 21st Century                                                           |
| Listing No./NRHE Number |                                                                                    |
| HER Number              | MRM16751                                                                           |
| Status                  | Non-designated Hertiage Asset                                                      |
| Easting                 | 471817                                                                             |
| Northing                | 173044                                                                             |
| Parish                  |                                                                                    |
| Council                 | Reading                                                                            |
| Description             | London Street is located to the south of the town centre and has medieval origins. |

|                         |                                                                                                                                         |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 61                                                                                                                                      |
| Asset/Event Name        | Post-medieval levelling deposits, features and finds " Reading Heights, Clarendon H                                                     |
| Type of Asset/Event     | RUBBISH PIT; DEMOLITION LAYER                                                                                                           |
| Date and/or Period      | Post Medieval to Modern                                                                                                                 |
| Listing No./NRHE Number |                                                                                                                                         |
| HER Number              | MRM18474                                                                                                                                |
| Status                  | Non-designated Hertiage Asset                                                                                                           |
| Easting                 | 472215                                                                                                                                  |
| Northing                | 173299                                                                                                                                  |
| Parish                  |                                                                                                                                         |
| Council                 | Reading                                                                                                                                 |
| Description             | Post-medieval features relating to Victorian terraces and later activity on the site were revealed during an archaeological evaluation. |

|                    |                                                                          |
|--------------------|--------------------------------------------------------------------------|
| Asset/Event Number | 62                                                                       |
| Asset/Event Name   | Prehistoric to post-medieval activity at Crane Wharf, Reading, Berkshire |

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------|
| Type of Asset/Event     | SITE                                                                                                    |
| Date and/or Period      | Early Neolithic to Post Medieval                                                                        |
| Listing No./NRHE Number |                                                                                                         |
| HER Number              | MRD7395                                                                                                 |
| Status                  | Non-designated Heritage Asset                                                                           |
| Easting                 | 471950                                                                                                  |
| Northing                | 173350                                                                                                  |
| Parish                  |                                                                                                         |
| Council                 | Reading                                                                                                 |
| Description             | Excavations at Crane Wharf identified a number of phases of activity from Prehistoric to post-medieval. |

|                         |                                                                                                 |
|-------------------------|-------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 63                                                                                              |
| Asset/Event Name        | Stakes at Crane Wharf, Reading, Berkshire                                                       |
| Type of Asset/Event     | STAKE HOLE                                                                                      |
| Date and/or Period      | Late Iron Age to Saxon                                                                          |
| Listing No./NRHE Number |                                                                                                 |
| HER Number              | MRD7400                                                                                         |
| Status                  | Non-designated Heritage Asset                                                                   |
| Easting                 | 471950                                                                                          |
| Northing                | 173350                                                                                          |
| Parish                  |                                                                                                 |
| Council                 | Reading                                                                                         |
| Description             | Two hazel stakes were found projecting from the clay bank, during an archaeological excavation. |

|                         |                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------|
| Asset/Event Number      | 64                                                                                  |
| Asset/Event Name        | Still House at former Reading Green and Marvell Colourworks - Kennet Side, Reading, |
| Type of Asset/Event     | STILL HOUSE                                                                         |
| Date and/or Period      | Early 20th Century to Unknown                                                       |
| Listing No./NRHE Number |                                                                                     |
| HER Number              | MRD5511                                                                             |
| Status                  | Non-designated Heritage Asset                                                       |
| Easting                 | 472189                                                                              |
| Northing                | 173289                                                                              |
| Parish                  |                                                                                     |
| Council                 | Reading                                                                             |
| Description             | There was a still house at the former Reading Green and Marvell Colourworks on      |

# Gazetteer of Heritage Assets and Events

Kennet Side, Reading.

|                         |                                                                           |
|-------------------------|---------------------------------------------------------------------------|
| Asset/Event Number      | 65                                                                        |
| Asset/Event Name        | Canalised channel at 64-72 Kings Road, Reading, Berkshire                 |
| Type of Asset/Event     | WATER CHANNEL; REVETMENT                                                  |
| Date and/or Period      | Post Medieval                                                             |
| Listing No./NRHE Number |                                                                           |
| HER Number              | MRM16010                                                                  |
| Status                  | Non-designated Heritage Asset                                             |
| Easting                 | 471966                                                                    |
| Northing                | 173354                                                                    |
| Parish                  |                                                                           |
| Council                 | Reading                                                                   |
| Description             | A section of canalised channel revealed during archaeological excavation. |

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Asset/Event Number      | 66                                                                  |
| Asset/Event Name        | A post-medieval brick lined well at Crane Wharf? Reading, Berkshire |
| Type of Asset/Event     | WELL                                                                |
| Date and/or Period      | Post Medieval to Modern                                             |
| Listing No./NRHE Number |                                                                     |
| HER Number              | MRD3996                                                             |
| Status                  | Non-designated Heritage Asset                                       |
| Easting                 | 471900                                                              |
| Northing                | 173350                                                              |
| Parish                  |                                                                     |
| Council                 | Reading                                                             |
| Description             | A post-medieval brick lined well at Crane Wharf? Reading.           |

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| Asset/Event Number      | 67                                                    |
| Asset/Event Name        | Post-medieval well at Crane Wharf, Reading, Berkshire |
| Type of Asset/Event     | WELL                                                  |
| Date and/or Period      | Post Medieval                                         |
| Listing No./NRHE Number |                                                       |
| HER Number              | MRD7411                                               |
| Status                  | Non-designated Heritage Asset                         |
| Easting                 | 471950                                                |

# Gazetteer of Heritage Assets and Events

|                    |                                                                                  |
|--------------------|----------------------------------------------------------------------------------|
| <b>Northings</b>   | 173350                                                                           |
| <b>Parish</b>      |                                                                                  |
| <b>Council</b>     | Reading                                                                          |
| <b>Description</b> | A post-medieval brick lined well was found in the north of the Crane Wharf site. |

|                                |                                                                             |
|--------------------------------|-----------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 68                                                                          |
| <b>Asset/Event Name</b>        | Kendrick School, East Street, Reading, Berkshire                            |
| <b>Type of Asset/Event</b>     | WELL                                                                        |
| <b>Date and/or Period</b>      | Post Medieval                                                               |
| <b>Listing No./NRHE Number</b> |                                                                             |
| <b>HER Number</b>              | MRM15775                                                                    |
| <b>Status</b>                  | Non-designated Heritage Asset                                               |
| <b>Easting</b>                 | 471946                                                                      |
| <b>Northings</b>               | 173014                                                                      |
| <b>Parish</b>                  |                                                                             |
| <b>Council</b>                 | Reading                                                                     |
| <b>Description</b>             | Possible brick lined well or cesspit containing late post medieval pottery. |

|                                |                                                                |
|--------------------------------|----------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 69                                                             |
| <b>Asset/Event Name</b>        | Undated well, Kendrick School, East Street, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | WELL                                                           |
| <b>Date and/or Period</b>      | Unknown                                                        |
| <b>Listing No./NRHE Number</b> |                                                                |
| <b>HER Number</b>              | MRM16201                                                       |
| <b>Status</b>                  | Non-designated Heritage Asset                                  |
| <b>Easting</b>                 | 471967                                                         |
| <b>Northings</b>               | 172965                                                         |
| <b>Parish</b>                  |                                                                |
| <b>Council</b>                 | Reading                                                        |
| <b>Description</b>             | A well was located at Kendrick School, East Street, Reading.   |

|                                |                                                       |
|--------------------------------|-------------------------------------------------------|
| <b>Asset/Event Number</b>      | 70                                                    |
| <b>Asset/Event Name</b>        | Roman quern stone - Queen's Hotel, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | FINDSPOT                                              |
| <b>Date and/or Period</b>      | Roman                                                 |
| <b>Listing No./NRHE Number</b> |                                                       |

# Gazetteer of Heritage Assets and Events

|                    |                                                                                        |
|--------------------|----------------------------------------------------------------------------------------|
| <b>HER Number</b>  | MRD11310                                                                               |
| <b>Status</b>      | Non-designated Hertiage Asset                                                          |
| <b>Easting</b>     | 471905                                                                                 |
| <b>Northing</b>    | 173205                                                                                 |
| <b>Parish</b>      |                                                                                        |
| <b>Council</b>     | Reading                                                                                |
| <b>Description</b> | The lower stone of a Roman quern was found in the garden of The Queen's Hotel Reading. |

|                                |                                                   |
|--------------------------------|---------------------------------------------------|
| <b>Asset/Event Number</b>      | 71                                                |
| <b>Asset/Event Name</b>        | Roman bowl in the Holybrook, Reading              |
| <b>Type of Asset/Event</b>     | FINDSPOT                                          |
| <b>Date and/or Period</b>      | Roman                                             |
| <b>Listing No./NRHE Number</b> |                                                   |
| <b>HER Number</b>              | MRD11311                                          |
| <b>Status</b>                  | Non-designated Hertiage Asset                     |
| <b>Easting</b>                 | 471900                                            |
| <b>Northing</b>                | 173300                                            |
| <b>Parish</b>                  |                                                   |
| <b>Council</b>                 | Reading                                           |
| <b>Description</b>             | A Roman bowl found in the Holybrook near Reading? |

|                                |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 72                                                                                              |
| <b>Asset/Event Name</b>        | 18th century pottery sherd - Cranes Warf, Reading, Berkshire                                    |
| <b>Type of Asset/Event</b>     | FINDSPOT                                                                                        |
| <b>Date and/or Period</b>      | Post Medieval                                                                                   |
| <b>Listing No./NRHE Number</b> |                                                                                                 |
| <b>HER Number</b>              | MRD15617                                                                                        |
| <b>Status</b>                  | Non-designated Hertiage Asset                                                                   |
| <b>Easting</b>                 | 471895                                                                                          |
| <b>Northing</b>                | 173343                                                                                          |
| <b>Parish</b>                  |                                                                                                 |
| <b>Council</b>                 | Reading                                                                                         |
| <b>Description</b>             | One sherd of 18th century pottery was observed by Steve Ford during re-development of the site. |

# Gazetteer of Heritage Assets and Events

|                                |                                                                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 73                                                                                                                                                 |
| <b>Asset/Event Name</b>        | Post-medieval pottery sherd at 25-27 Cranes Wharf, Reading, Berkshire                                                                              |
| <b>Type of Asset/Event</b>     | FINDSPOT                                                                                                                                           |
| <b>Date and/or Period</b>      | Post Medieval                                                                                                                                      |
| <b>Listing No./NRHE Number</b> |                                                                                                                                                    |
| <b>HER Number</b>              | MRD15753                                                                                                                                           |
| <b>Status</b>                  | Non-designated Hertiage Asset                                                                                                                      |
| <b>Easting</b>                 | 471977                                                                                                                                             |
| <b>Northing</b>                | 173335                                                                                                                                             |
| <b>Parish</b>                  |                                                                                                                                                    |
| <b>Council</b>                 | Reading                                                                                                                                            |
| <b>Description</b>             | One sherd of Surrey Border ware of 18th century date was observed on the spoil heap during ground works at 25-27 Cranes Wharf, Reading, Berkshire. |

|                                |                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 74                                                                                                     |
| <b>Asset/Event Name</b>        | Flint flake - Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Be                 |
| <b>Type of Asset/Event</b>     | FINDSPOT                                                                                               |
| <b>Date and/or Period</b>      | Early Neolithic to Late Bronze Age                                                                     |
| <b>Listing No./NRHE Number</b> |                                                                                                        |
| <b>HER Number</b>              | MRM16181                                                                                               |
| <b>Status</b>                  | Non-designated Hertiage Asset                                                                          |
| <b>Easting</b>                 | 471968                                                                                                 |
| <b>Northing</b>                | 172978                                                                                                 |
| <b>Parish</b>                  |                                                                                                        |
| <b>Council</b>                 | Reading                                                                                                |
| <b>Description</b>             | A single residual flint flake was recovered from a pit feature dated to the late post-medieval period. |

|                                |                                           |
|--------------------------------|-------------------------------------------|
| <b>Asset/Event Number</b>      | 75                                        |
| <b>Asset/Event Name</b>        | Phase 2 - Crane Wharf, Reading, Berkshire |
| <b>Type of Asset/Event</b>     | FINDSPOT; FINDSPOT                        |
| <b>Date and/or Period</b>      | Late Iron Age to Saxon                    |
| <b>Listing No./NRHE Number</b> |                                           |
| <b>HER Number</b>              | MRD7402                                   |
| <b>Status</b>                  | Non-designated Hertiage Asset             |
| <b>Easting</b>                 | 471950                                    |
| <b>Northing</b>                | 173350                                    |
| <b>Parish</b>                  |                                           |

# Gazetteer of Heritage Assets and Events

|                    |                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Council</b>     | Reading                                                                                                       |
| <b>Description</b> | Overlying the bank and channel were a series of alluvial silts. Human remains were found in the upper levels. |

|                                |                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 76                                                                                                                            |
| <b>Asset/Event Name</b>        | Romano-British and Saxon activity - Reading Waterfront - Abbey Wharf and Crane W                                              |
| <b>Type of Asset/Event</b>     | FINDSPOT; FINDSPOT                                                                                                            |
| <b>Date and/or Period</b>      | Roman to Saxon                                                                                                                |
| <b>Listing No./NRHE Number</b> |                                                                                                                               |
| <b>HER Number</b>              | MRD15596                                                                                                                      |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                                                 |
| <b>Easting</b>                 | 471972                                                                                                                        |
| <b>Northing</b>                | 173387                                                                                                                        |
| <b>Parish</b>                  |                                                                                                                               |
| <b>Council</b>                 | Reading                                                                                                                       |
| <b>Description</b>             | Evidence for Romano-British and Saxon activity on the waterfront sites comprised a series of small finds and human skeletons. |

|                                |                                                                                                                                                                                                                                                                |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset/Event Number</b>      | 77                                                                                                                                                                                                                                                             |
| <b>Asset/Event Name</b>        | Prehistoric activity - Abbey Wharf and Crane Wharf, Reading Waterfront - Reading, B                                                                                                                                                                            |
| <b>Type of Asset/Event</b>     | FINDSPOT; FINDSPOT; FINDSPOT                                                                                                                                                                                                                                   |
| <b>Date and/or Period</b>      | Prehistoric                                                                                                                                                                                                                                                    |
| <b>Listing No./NRHE Number</b> |                                                                                                                                                                                                                                                                |
| <b>HER Number</b>              | MRD15595                                                                                                                                                                                                                                                       |
| <b>Status</b>                  | Non-designated Heritage Asset                                                                                                                                                                                                                                  |
| <b>Easting</b>                 | 471976                                                                                                                                                                                                                                                         |
| <b>Northing</b>                | 173388                                                                                                                                                                                                                                                         |
| <b>Parish</b>                  |                                                                                                                                                                                                                                                                |
| <b>Council</b>                 | Reading                                                                                                                                                                                                                                                        |
| <b>Description</b>             | The earliest evidence from Crane Wharf site is Neolithic. A middle Iron Age burnished angular bowl was also found in a river meander channel on the abbey wharf site and a single sherd of possible Iron Age or Saxon date was found in the bank of a slow-mov |

|                            |                                                             |
|----------------------------|-------------------------------------------------------------|
| <b>Asset/Event Number</b>  | 78                                                          |
| <b>Asset/Event Name</b>    | Medieval foundry at 67-73 London Street, Reading, Berkshire |
| <b>Type of Asset/Event</b> | FINDSPOT; FINDSPOT; FOUNDRY; FINDSPOT                       |
| <b>Date and/or Period</b>  | Roman to Post Medieval                                      |

# Gazetteer of Heritage Assets and Events



## Listing No./NRHE Number

|             |                                                                                          |
|-------------|------------------------------------------------------------------------------------------|
| HER Number  | MRD15710                                                                                 |
| Status      | Non-designated Heritage Asset                                                            |
| Easting     | 471841                                                                                   |
| Northing    | 173065                                                                                   |
| Parish      |                                                                                          |
| Council     | Reading                                                                                  |
| Description | Foundry waste and pits suggest there was a medieval foundry in the vicinity of the site. |

|                         |                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 79                                                                                                                              |
| Asset/Event Name        | Post-medieval features - Land at 67-73 London St, Reading, Berkshire                                                            |
| Type of Asset/Event     | FINDSPOT; RUBBISH PIT; DITCH; PIT; QUARRY                                                                                       |
| Date and/or Period      | Medieval to Post Medieval                                                                                                       |
| Listing No./NRHE Number |                                                                                                                                 |
| HER Number              | MRD15614                                                                                                                        |
| Status                  | Non-designated Heritage Asset                                                                                                   |
| Easting                 | 471844                                                                                                                          |
| Northing                | 173063                                                                                                                          |
| Parish                  |                                                                                                                                 |
| Council                 | Reading                                                                                                                         |
| Description             | Post-medieval features and a large cut feature probably for gravel quarrying were revealed during an archaeological evaluation. |

|                         |                                                                                                                                                                                    |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 80                                                                                                                                                                                 |
| Asset/Event Name        | Trinity Chapel                                                                                                                                                                     |
| Type of Asset/Event     | Congregational Chapel                                                                                                                                                              |
| Date and/or Period      | mid 19th century                                                                                                                                                                   |
| Listing No./NRHE Number |                                                                                                                                                                                    |
| HER Number              |                                                                                                                                                                                    |
| Status                  | Non-designated Heritage Asset                                                                                                                                                      |
| Easting                 | 472045                                                                                                                                                                             |
| Northing                | 173179                                                                                                                                                                             |
| Parish                  |                                                                                                                                                                                    |
| Council                 | Reading                                                                                                                                                                            |
| Description             | Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps and documentary evidence.<br><br>Trinity Chapel appears for first time on the Reading Health map of 1853. Ordnance |

# Gazetteer of Heritage Assets and Events

Survey maps of the second half of the 20th century (not illustrated) show no changes on the Site until 1990, by which time it was replaced by halls of residences. Trinity Chapel was demolished around 1980 to make way for the existing hall of residence (GenUki 2015).

#### References:

Reading Health Map 1853  
OS map, 1875-77  
OS map, 1898  
OS map, 1931-32  
Os map, 1956

|                         |                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------|
| Asset/Event Number      | 81                                                                                        |
| Asset/Event Name        | Meaby & Co. and Serpell & Co. Biscuit Facoty                                              |
| Type of Asset/Event     | Biscuit Factory                                                                           |
| Date and/or Period      | late 19th century                                                                         |
| Listing No./NRHE Number |                                                                                           |
| HER Number              |                                                                                           |
| Status                  | Non-designated Hertiage Asset                                                             |
| Easting                 | 471998                                                                                    |
| Northing                | 173078                                                                                    |
| Parish                  |                                                                                           |
| Council                 | Reading                                                                                   |
| Description             | Added by AOC (JC) on 09/10/2024 usign Ordnance Survey (OS) maps and documentary evidence. |

The 1875-77 OS map shows the area which will later be occupied by the Biscuit Factory as a L shaped building with an associated garden that has a structure that may be an exterior building, which likely represents the "South Street Ladies and Gentlemen Swimming Baths". It appears that the baths were incorporated into the biscuit factory.

The firsts map OS depict a biscuit factory on the south side of South Street is the OS map from 1898. And the biscuite factory will be depicted until the 1990 OS map.

The Fire insurance plan of central Reading by Charles Goad of 1895 is the first map to depict the factory, and it labels it as Serpell & Co. Biscuit Factory.

In 1885 Meaby opened the "Queens Road Steam Bakery", taking over an earlier Shepherd's bakery. In 1891, in conjunction with Mr Lester, Meaby forms "Meaby Triticumina Company", which produces flour. While Meaby's operation would not rival Huntley & Palmers or even Serpells, it was much larger than the bakery. In 1893 Meaby and Lester also formed "The Reading Biscuit Company". After losing a court case against Huntley and Palmers, they had stop using the name on any biscuit or cake tins as it contained the word "Reading".

In 1893, Meaby invested in new plant and buildings at South Street, which had previously been South "Street Ladies and Gentlemens Swimming Baths" which were incorporated into the Biscuit Factory.

In October 1897, Meaby & Co. Ltd, as The Reading Biscuit Company, is wound-ip

having been declared bankrupt following another court case. Albert Meaby dies of cancer in 1897 and the business is taken on by his son Harry Meaby who auctioned the factory and its equipment.

Serpell and Co. was a successful biscuit company in Plymouth that moved to Reading in 1899 and bought in auction the relatively newly refurbished site at South Street. In 1901 the business was made into a limited company. Serpells continued successfully until the fire of the night of 23rd July 1904. The blaze was attended by the Reading Fire Brigade and also by Huntley & Palmer's own Fire Brigade. A new factory was built in a seven-month period. In 1906 the company suffered the first death of an employee. April 1919 sees another fire at the South Street factory, although it was not as badly damaged as in the 1904 fire. The Serpell company expanding into transport in 1923 with the founding of Talbot-Serpell Transport Co. Ltd. In 1951 Serpells celebrate their 100th anniversary and in 1959 the biscuit came to an end. In 1960 the site in South Street was sold. The factory was used for a variety of purposes. A photograph of the buildings of 1980 show how different it was to the pre-1904 fire building. The building was demolished in the late 20th century or the early 21st century.

#### References:

OS map, 1898  
Goad Fire Insurance map, 1895  
OS map, 1990

Berkshire Industrial Archaeology Group (BIAG). 2024. Serpells Biscuit Maker

|                         |                                                                                                                                                                                                                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 82                                                                                                                                                                                                                                                                                  |
| Asset/Event Name        | Ancillary Building, Trinity Hall                                                                                                                                                                                                                                                    |
| Type of Asset/Event     | Building                                                                                                                                                                                                                                                                            |
| Date and/or Period      |                                                                                                                                                                                                                                                                                     |
| Listing No./NRHE Number | late 19th century                                                                                                                                                                                                                                                                   |
| HER Number              |                                                                                                                                                                                                                                                                                     |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                                                       |
| Easting                 | 472039                                                                                                                                                                                                                                                                              |
| Northing                | 173147                                                                                                                                                                                                                                                                              |
| Parish                  |                                                                                                                                                                                                                                                                                     |
| Council                 | Reading                                                                                                                                                                                                                                                                             |
| Description             | <p>Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps.</p> <p>The 1898 OS map depicts an ancillary building to the west of the Sunday School Associated with Trinity Chapel. This building disappears by 1956.</p> <p>References<br/>OS map, 1898<br/>OS map, 1956</p> |

|                    |    |
|--------------------|----|
| Asset/Event Number | 83 |
|--------------------|----|

# Gazetteer of Heritage Assets and Events



|                         |                                                                                                                                                                                                                                                                            |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Name        | Late 19th century building, 50 & 52 South Street                                                                                                                                                                                                                           |
| Type of Asset/Event     | House/Building                                                                                                                                                                                                                                                             |
| Date and/or Period      | Post-medieval - Modern                                                                                                                                                                                                                                                     |
| Listing No./NRHE Number |                                                                                                                                                                                                                                                                            |
| HER Number              |                                                                                                                                                                                                                                                                            |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                                              |
| Easting                 | 472076                                                                                                                                                                                                                                                                     |
| Northing                | 173111                                                                                                                                                                                                                                                                     |
| Parish                  |                                                                                                                                                                                                                                                                            |
| Council                 | Reading                                                                                                                                                                                                                                                                    |
| Description             | <p>Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps.</p> <p>The 1898 OS map shows a building in the easternmost part of the south side of South Street. This building will later become the Reading Islamic Centre.</p> <p>References:<br/>OS map, 1898</p> |

|                         |                                                                                                                                                                                                                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 84                                                                                                                                                                                                                                                                                |
| Asset/Event Name        | Zoar Chapel                                                                                                                                                                                                                                                                       |
| Type of Asset/Event     | Chapel                                                                                                                                                                                                                                                                            |
| Date and/or Period      | late 19th century                                                                                                                                                                                                                                                                 |
| Listing No./NRHE Number |                                                                                                                                                                                                                                                                                   |
| HER Number              |                                                                                                                                                                                                                                                                                   |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                                                     |
| Easting                 | 471957                                                                                                                                                                                                                                                                            |
| Northing                | 173112                                                                                                                                                                                                                                                                            |
| Parish                  |                                                                                                                                                                                                                                                                                   |
| Council                 | Reading                                                                                                                                                                                                                                                                           |
| Description             | <p>Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps.</p> <p>The Goad fire insurance map of Reading of 1875-77 shows the Zoar chapel on the north side of South Street.</p> <p>References<br/>OS map 1875-77<br/>Goad Fire Insurance Map, 1893<br/>OS map, 1956</p> |

|                     |                               |
|---------------------|-------------------------------|
| Asset/Event Number  | 85                            |
| Asset/Event Name    | Mission Hall, 29 South Street |
| Type of Asset/Event | Hall                          |

# Gazetteer of Heritage Assets and Events

|                         |                                                                                                                                                                                                                                                                                            |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and/or Period      | Late 19th century                                                                                                                                                                                                                                                                          |
| Listing No./NRHE Number |                                                                                                                                                                                                                                                                                            |
| HER Number              |                                                                                                                                                                                                                                                                                            |
| Status                  | Non-designated Hertiage Asset                                                                                                                                                                                                                                                              |
| Easting                 | 471982                                                                                                                                                                                                                                                                                     |
| Northing                | 173117                                                                                                                                                                                                                                                                                     |
| Parish                  |                                                                                                                                                                                                                                                                                            |
| Council                 | Reading                                                                                                                                                                                                                                                                                    |
| Description             | <p>Added by AOC (JC) on 09/10/2024 usign Ordnance Survey (OS) maps.</p> <p>A mission hallisdepcited on the Goad Fire insurance Map of 1895. This building became a meeting room by the time of the 1956 OS map.</p> <p>References<br/>Goad Fire insurance Map of 1895<br/>OS map, 1956</p> |

|                         |                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 86                                                                                                                                                                           |
| Asset/Event Name        | Employment Exchange (Men)                                                                                                                                                    |
| Type of Asset/Event     | Building                                                                                                                                                                     |
| Date and/or Period      | Modern                                                                                                                                                                       |
| Listing No./NRHE Number |                                                                                                                                                                              |
| HER Number              |                                                                                                                                                                              |
| Status                  | Non-designated Hertiage Asset                                                                                                                                                |
| Easting                 | 471927                                                                                                                                                                       |
| Northing                | 173104                                                                                                                                                                       |
| Parish                  |                                                                                                                                                                              |
| Council                 | Reading                                                                                                                                                                      |
| Description             | <p>Added by AOC (JC) on 09/10/2024 usign Ordnance Survey (OS) maps.</p> <p>The Employment Exchange (Men) appears on the 1956 OS map.</p> <p>References:<br/>OS map, 1956</p> |

|                         |                   |
|-------------------------|-------------------|
| Asset/Event Number      | 87                |
| Asset/Event Name        | 7 Sidmouth Street |
| Type of Asset/Event     |                   |
| Date and/or Period      | Modern            |
| Listing No./NRHE Number |                   |
| HER Number              |                   |

# Gazetteer of Heritage Assets and Events



|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status      | Non-designated Heritage Asset                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Easting     | 472098                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Northing    | 173152                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Parish      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Council     | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Description | <p>Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps.</p> <p>The Reading Board of Health map depicts a Victorian building at 7 Sidmouth Street, although this will be demolished in the modern period to be replaced by Sidmouth Court.</p> <p>References:<br/>The Reading Board of Health Maps by Clancy, J. 1853<br/>OS map, 1875-77<br/>OS map, 1989<br/>OS map, 1909-10<br/>OS map, 1932<br/>OS map, 1932<br/>OS map 1956</p> |

|                         |                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset/Event Number      | 88                                                                                                                                                                                                                                                                                                                                           |
| Asset/Event Name        | 48 South Street                                                                                                                                                                                                                                                                                                                              |
| Type of Asset/Event     | Building                                                                                                                                                                                                                                                                                                                                     |
| Date and/or Period      | Post-medieval?                                                                                                                                                                                                                                                                                                                               |
| Listing No./NRHE Number |                                                                                                                                                                                                                                                                                                                                              |
| HER Number              |                                                                                                                                                                                                                                                                                                                                              |
| Status                  | Non-designated Heritage Asset                                                                                                                                                                                                                                                                                                                |
| Easting                 | 472056                                                                                                                                                                                                                                                                                                                                       |
| Northing                | 173109                                                                                                                                                                                                                                                                                                                                       |
| Parish                  |                                                                                                                                                                                                                                                                                                                                              |
| Council                 | Reading                                                                                                                                                                                                                                                                                                                                      |
| Description             | <p>Added by AOC (JC) on 09/10/2024 using Ordnance Survey (OS) maps.</p> <p>The Reading Board of Health map shows a building here as early as 1853.</p> <p>References:<br/>The Reading Board of Health Maps by Clancy, J. 1853<br/>OS map, 1875-77<br/>OS map, 1989<br/>OS map, 1909-10<br/>OS map, 1932<br/>OS map, 1932<br/>OS map 1956</p> |



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