



HERITAGE STATEMENT

10 Eldon Road, Reading, RG1 4DH

Prepared for: Keen Partnership

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 10 Eldon Road, Reading, RG1 4DH

Local Authority: Reading Borough Council

Conservation Area: Eldon Square

Archaeological Notification Area: N/A

Building Use: Non-Residential Institution (D1)

Listing Status: Grade II List entry no. 1321940

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

Conversion of an existing doctors surgery into a single residential dwelling. Landscaping and internal works.



Photo 1 – View of the front elevation (east elevation)

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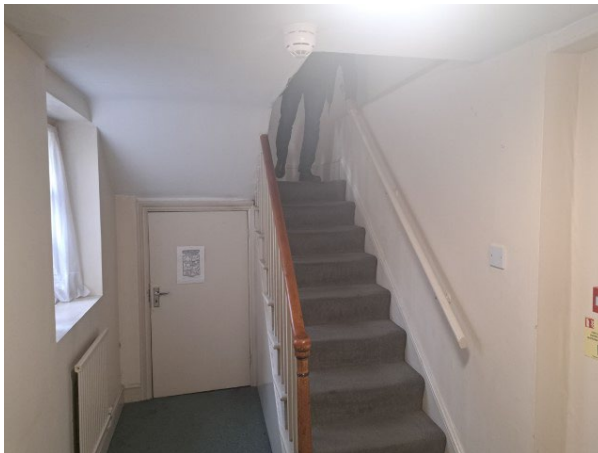


Photo 2-6 – View of basement interior (including staircase to ground floor)

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Photo 7-10 – View of ground floor interior

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Photo 11-14 – View of ground floor interior (including staircase to first floor)



Photo 15 and 16 – View of first floor interior

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Photo 17-20 – View of the first floor interior (including staircase to second floor)

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Photo 21-24 – View of second floor interior



Photo 25 – View of the main entrance on St Johns Rd

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Photo 26 and 27 – View of rear basement-level exit and ground floor-level banister



Photo 28-32 – View of rear/side elevation (west/southwest elevation)

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Photo 33 and 34 – View of the front/side elevation (east, southeast elevation)



Photo 35-36 – View of the front elevation (east/northeast elevation)

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Photo 37 and 38 – View of the side elevation (south elevation)



Photo 39 – View of the rear elevation (west elevation) from 43 St Johns Rd.



Photo 40 – View of the property from St Johns Rd (west)

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Drawings and Documents provided by Client:

List of documents provided:

-  PL-01 Location Plan
-  PL-03 Existing and Proposed Block Plan
-  PL-04 Proposed Site Plan
-  PL-05 Existing Basement and Ground Floor Plans
-  PL-06 Existing First and Second Floor Plans
-  PL-07 Existing West and South Elevations
-  PL-08 Existing East Elevation
-  PL-09 Proposed Basement and Ground Floor Plans
-  PL-10 Proposed First and Second Floor Plans
-  PL-11 Proposed West and South Elevations
-  PL-12 Proposed East Elevation
-  PL-14 Existing and Proposed Roof Plan

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Removal of any signage relating to the use as a doctors surgery.
- Removal of the existing bike racks.
- Removal of entrance handrails.
- No proposed extension work.
- Repair and rebuild of the side boundary wall to car park.
- Reduction in tarmac to the rear of the building an introduction of a rear garden space with new timber boundary fence.
- Bin storage within rear garden
- Redecoration of existing painted surfaces externally with vapour permeable paint.
- Like for like restoration and redecoration of all existing timber doors and windows.
- Like for like redecoration and making good generally throughout the property.
- Removal of the internal platform lift.
- Removal of modern carpets and curtains and curtain poles throughout.
- Redecoration like for like of existing stair banister. No change to the staircase itself.
- Remove wash sinks and sanitaryware throughout property.
- Removal of modern fittings associated with use of a doctors surgery.

Basement:

- Removal of modern internal partitions in the front rooms
- New kitchen, WC and Utility fittings utilising existing drainage connections.
- New boiler in existing location. No change to flue location.
- Removal of disabled WC installation.

Ground Floor:

- Remove modern internal partition dividing the hall and reception.
- New door and wall to reinstate room proportions forming a new dining room.
- New WC finishes and sanitaryware.

First floor:

- New finishes and sanitaryware to WC.
- No change to layout.

Second Floor

- Installations of new ensuite in existing side rooms
- No change to layout.

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Setting Overview/ Context:

Eldon Road is situated south east of the Town Centre of Reading and south of the River Kennet. It runs north south between Kings Road and London Road that each run perpendicular. The project sits with Character Area 1 of the Eldon Road Conservation Area which contains large prestigious stone residences including 10 Eldon Rd. Number 10 is Grade II Listed with no. 8 Eldon Road as a pair of semi-detached properties.

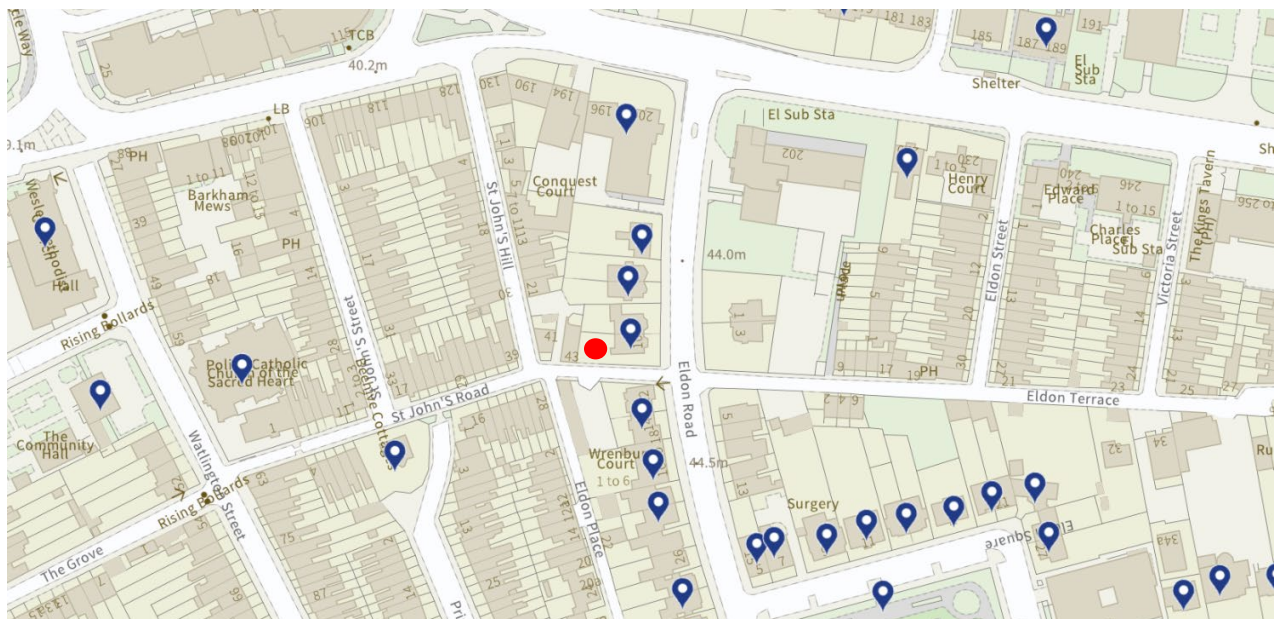
Conservation Area Character Area 1 contains the majority of the Conservation Area's listed buildings and is characterised by tall detached or semi-detached residences faced with Bath stone and set back from the highway with long rear gardens. Many of these former houses have been converted to flats, offices or professional uses. The property sits on the west side of the road on the corner with St Johns Road and is part of a row of 19th century buildings, nearly all Listed and dating from the same period as Eldon Square. The east side of Eldon Road is less intensively developed and contains a large brick pair (nos 1/3) and a large stucco pair (nos 11/13) on either side of a c1900 row of three terraced houses built in Bath stone. St Johns Road is a secondary road containing two storey Victorian working class terraced housing.

The property is set back from the highway slightly by a short front garden and low perimeter wall that is likely to have had railings historically but no longer present. There is no separation at the front between no. 8 and no.10. The building is 3 storeys high plus a semi recessed basement with the ground floor plan being elevated from the street. The property entrance addresses the side road of St Johns Road. The property is dressed in ashlar stone with quoins and projecting bay windows to the front ground floor and basement. The windows are painted timber sash windows. The main roof is a pitched slate roof with a centrally placed chimney and a large overhang with painted timber soffit and brackets.

To the rear of the property is a large area of low quality tarmac for parking and a small access stair to the basement and an elevated timber decking area. There is a large tree in the rear car park with close proximity to the boundary with no.8. It obscures a large proportion of the rear elevation.

No. 10 Eldon Road was recently used by an NHS doctors surgery but is currently vacant.

Setting: Urban Area Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

App. No.: 200355

Description: Installation of structural steel work to support front bay window of Listed Building

Decision Date: 05/05/2020 Decision: Application Permitted

App. No.: 191779

Description: Maintenance and repair works to external fabric of Listed building

Decision Date: 18/12/2019 Decision: Application Permitted

App. No.: 190563

Description: Listed Building Consent for maintenance and repairs to external fabric of building

Decision Date: 07/06/2019 Decision: Application Permitted

App. No.: 041065

Description: Entrance steps to be re-formed, and handrail extended

Decision Date: 30/12/2004 Decision: Application Permitted

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Impacted Heritage Assets:

The building sits within the Eldon Square Conservation Area. Character Area 1

The building is Grade II Listed.

Official list entry

Heritage Category: Listed Building
Grade: II List Entry Number: 1321940
Date first listed: 14-Dec-1978
List Entry Name: 8 AND 10, ELDON ROAD
Statutory Address 1: 8 AND 10, ELDON ROAD

Location

Statutory Address: 8 AND 10, ELDON ROAD
District: Reading (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SU 72430 73188

Details

ELDON ROAD 1. 5128 (West Side) Nos 8 and 10 SU 7273 7/461 II GV 2. Circa 1840. Probably by Henry or Nathaniel Briant. Bath ashlar pair. Rusticated ground floor and quoins. Band at 1st floor level. Hipped slate roof on deep bracketed eaves, central chimney. 3 storeys and basement, 1st and 2nd floors have 2 windows each, glazing bar sashes, round-headed on 2nd floor, bracketed pediments on 1st floor. Each has a wide 3 light bay with casement windows. Entered from side in porches with Doric piers, cornice and blocking course. Listing NGR: SU7243073188

The building is within the context of several Listed Buildings (see above and below).

Official list entry

Heritage Category: Listed Building
Grade: II List Entry Number: 1113463
Date first listed: 14-Dec-1978
List Entry Name: 12 AND 14, ELDON ROAD
Statutory Address 1: 12 AND 14, ELDON ROAD

Location

Statutory Address: 12 AND 14, ELDON ROAD
District: Reading (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SU 72434 73161

Details

ELDON ROAD 1. 5128 (West Side) Nos 12 and 14 SU 7273 7/462 II GV 2. Circa 1840. Probably by Henry or Nathaniel Briant. Bath stone pair. 2 storeys and basement with 3 storey end pavilions. Slate roof with projecting eaves. Glazing bar sash windows, centre has narrow outer windows and 2 ranges in centre. Outer doors, No 12 in angle, porch with stilted segmental arch. 1 bay end pavilions with shaped surrounds to 1st and 2nd floor windows; round-headed on ground floor with panels below and impost and label moulds; ground floor channelled. Bath stone garden walls to front with pierced roundels and moulded coping. Listing NGR: SU7243473161

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

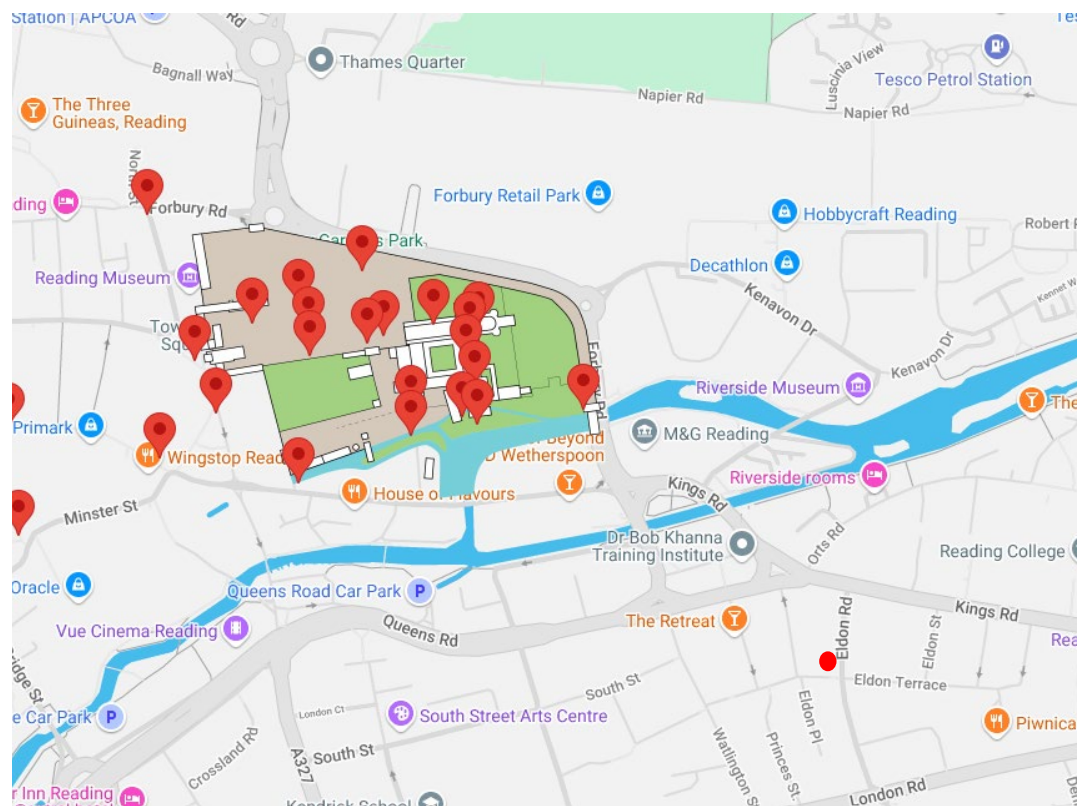
Archeological: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

The site is not within an archaeological notification area and sits outside the medieval core of Reading Town Centre. The land was historically owned by the Crown Estates who sold much of their land to the East of Reading in the 1830s for redevelopment.

Prior to the dissolution of the Abbey the land would have been owned by Reading Abbey however on the historic mapping appears to have been used largely for agricultural land with the abbey itself sitting much further north west.

The town of Reading had hardly expanded from its medieval core until substantial development in the early 19th century with the arrival of the canals.

The ground is believed to be of low archaeological value.



Extract from Reading Museum mapping illustrating the historic location of Abbey. Site shown with a red dot.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The local area developed for housing when Kings and Queens Road was built in 1834 following the sale of land by the Crown Estate. The Royal Berkshire Hospital was opened nearby in 1839. High quality housing was built in the surrounding area in the form of large semi-detached classical properties and was popular with doctors working at the hospital. Eldon Road appears on the 1840 mapping and it is presumed that no.8 and no.10 were built during this first phase.

The property is likely to have been designed by Henry Braint (1813 -1884) who was a well-known local Architect responsible for the Royal Berkshire Hospital and many of the other houses in the Eldon Conservation Area.

The building itself is not known to have been occupied by anyone of historic note however is likely to have been occupied by individuals working at the Royal Berkshire Hospital as it was historically intended.

It is not known when the property was first used as a doctors surgery however there are planning records of the property being used for this purpose in 2004.

Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The building is Listed for its architectural merit and its contribution to the Conservation Area as part of a wider collection of classical buildings of a similar build era, materiality and style. It contributes positively to the townscape as a built form.

The rear garden area addressing St Johns Road is of a low quality where the garden has been lost to parking and bin storage causing harm to both the Listed Building setting and the wider Conservation Area.

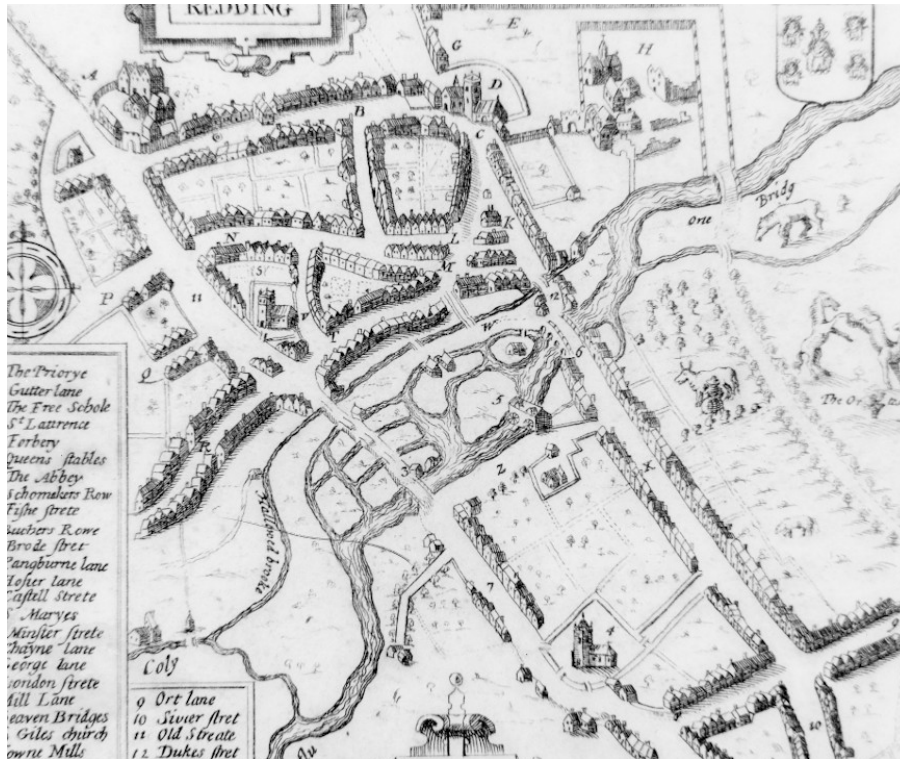
The building frontage on Eldon Road sits on a key view through the Conservation Area and is in a reasonably good condition.

Internally the plan form of the property remain legible however has been split in parts with modern partitions. There is a modern lift serving the basement and ground floor. Some of the historic internal joinery detailing remains including the door and window architraves however much of the interior is finished with modern lighting and modern floor coverings of a low quality.

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Historic Mapping – For reference dating only, not for reproduction



Extract from John Speed Map 1610 – Reading Museum



Extract from New Plan of Reading 1840

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Extract from OS Berkshire Sheet XXXVII.3.15 1877



Extract from OS Berkshire Sheet XXXVII 1900

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Extract from Berkshire XXXVII.3 1912

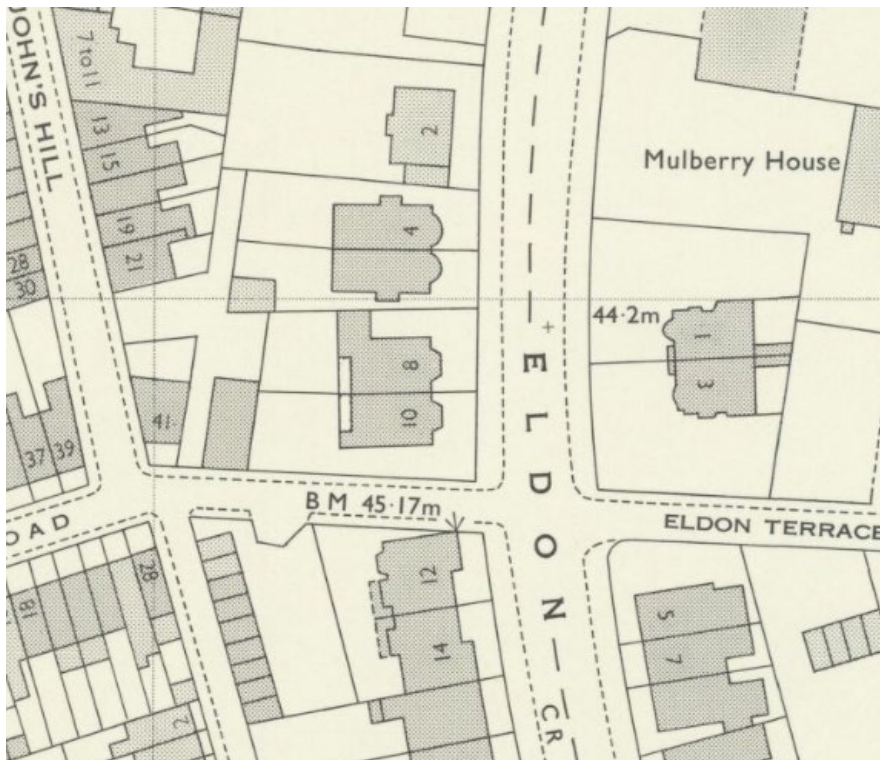


Extract from Berkshire XXXVII.3 1934

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Extract from SU7273SW – A 1957



Extract from SU7273SW – B 1971

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

There are no proposed extensions or alterations to the exterior so there is no impact upon the scale, massing or architectural detailing of the existing property or surrounding Conservation Area. The building will undergo general like for like redecoration of existing painted surfaces, which are a positive maintenance investment in the property and improve its overall appearance.

The existing rear area is a sea of tarmac and of a low aesthetic quality. The reintroduction of a rear garden area, removal of the bins from the streetscene and repair of the existing walls will have a positive impact upon both the setting of the Listed Building and the wider Conservation Area setting.

Internally:

The scheme involves the removal of modern partitions inserted during its time as a doctors surgery and restore the traditional room layouts of the property.

There is no proposed removal of any existing internal architectural detailing. Where rooms are being reopened up repairs will be done to the existing joinery and where needed new skirting will match the existing like for like.

Finishes proposed for removal are modern coverings only and there is no intended loss of historic fabric.

A great number of the existing light fittings are modern strip lights of a low quality. These will all be removed to the benefit of the Listed Building. The approval of a revised lighting plan could be sensibly conditioned to mitigate the risk of harm to historic fabric. The same conditions could be applied for any adjustments needed to the existing services. The demand on the building generally will be less as a residential dwelling than as a doctors surgery.

Scale and Massing:

There are no proposed extensions so there is no change to the scale or massing of the existing building.

Archeaology:

Below ground works are limited to the introduction of a rear landscaped garden so the level of ground disturbance is limited and will have no known impact upon below ground archaeology.

Use:

There is a change of use from a doctors surgery to a single dwelling reinstating its historic residential purpose. The likely market for such a property is an individual working at the hospital which is also inline with its historic purpose. The Change of Use brings a currently vacant building back into functional use.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF 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 every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The building is currently vacant, having been poorly invested in by an NHS doctors surgery for a number of years. The proposals bring a vacant Listed building back into functional use as a high quality single residence as was its original design purpose. This will result in a positive level of like for like maintenance for the benefit of both the Listed Building and the wider Conservation Area setting resulting in an enhancement of the historic environment.

The proposals do not involve the extension of the existing property and therefore there is no change to the scale or massing of the existing. The removal of fixtures and fittings as well as internal walls in some places are the removal of modern interventions and do not involve the loss of historic fabric. There is likely to be the introduction of new services including lighting however this can be controlled via the use of planning conditions to ensure no resultant harm to the historic fabric or detailing.

The reintroduction of a rear garden area replacing poor quality car parking land will have a positive impact on both the Listed Building and Conservation Area. This is in line with the ambitions of the Conservation Area Appraisal.

Overall we believe the proposal act in accordance with both national and local heritage guidelines, are of net benefit to the property and should be supported by the local authority.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 09/10/24 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):