

Eaton Court, Reading

Heritage Statement
December 2025

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Report

Heritage Statement

Site

Eaton Court, Oxford Road,
Reading, RG1 7FU

Client

Eaton Reading Ltd

Date

December 2025

Planning Authority

Reading Borough Council

Grid Reference

SU 70883 73417

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Report Status

FINAL

Orion Ref

PN4858 HS1

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1.0 Introduction

- 1.1 This heritage statement considers Eaton Court, Reading (Figure 1). The site (hereinafter referred to as the 'study site') is located at National Grid Reference SU 70883 73417.
- 1.2 In accordance with the Paragraph 200 of the *National Planning Policy Framework* (NPPF 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets.
- 1.3 The assessment includes the results of a site survey, an examination of published, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4 The Historic England Schedule of Listed Buildings has been consulted (online) and the relevant designated heritage assets located in the immediate vicinity are identified in Figure 2. The council list of Locally Listed Buildings and Conservation Areas has also been consulted.
- 1.5 It ought to be read in accordance with other documents submitted with this application, in particular the architects' drawings, DAS and the Planning Statement. This report does not include archaeology.
- 1.6 A site visit was undertaken on 2nd December 2025, when conditions were overcast but visibility was good.
- 1.7 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.8 The study site is located at Oxford Road, Reading. It is bounded to Oxford Road to the south, a heritage asset to the east and its western boundary is against other built development (Figure 1).
- 1.9 It is within an area of varied development including residential, commercial and communal buildings. The subject building is a two-storey commercial building, proposed to be changed to residential use. The area to the north of the study site has extensive development work continuing, primarily taller residential buildings.

- 1.10** There are several Listed Buildings in both close and the wider proximity. Immediately to the southeast of the study site is a Grade II Listed Building. There are several Listed Buildings further to the west and to the opposite side of Oxford Road to the south. There are a limited number of heritage assets to the north and west. These are shown on Figure 2.
- 1.11** There are no Locally Listed Buildings in the immediate area which might be impacted by the development. Castle Hill and Russell Street Conservation Area abuts the south boundary of the study site, with Downshire Square Conservation Area located further to the south. To the southeast is St Mary's Butts and Castle Street Conservation Area.

Proposals

- 1.12** The subject building is retained but it is proposed to convert it from office use to residential use. In addition, it is also proposed to add a two-storey upward extension to the existing building.
- 1.13** Pre-application advice has been sought, and this has informed the proposals. This has included setting the upper levels back from the building line to minimise impact upon the Grade II Listed Building adjacent to the study site in the southeast corner. This also reduces impact upon the Conservation Area and Listed buildings to the opposite side of the Oxford Road.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

2.2 Section 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework 2024 (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states 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 every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 2.6 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 2.7 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles applies to archaeological designated heritage assets. It states:

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework’.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, 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. (emphasis added).*

- 2.8 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). 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.”

- 2.9** No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 2.10** Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 2.11** *Heritage Assets* are defined in Annex 2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.12** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.13** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 2.14** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.15** *Setting* is defined 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.

- 2.16** 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.

Setting

- 2.17** Paragraph 18a-001 of the PPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.18** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.19** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.20** Paragraph 18a-013 concludes:
- “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 on-going conservation.”*
- 2.21** Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset’s setting is not necessarily in itself an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the contribution made by setting to overall significance of an asset.
- 2.22** Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets.

In such a scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

- 2.23** Reading Borough Council is the relevant authority and the Reading Borough Local Plan which was adopted 4th November 2019 is the relevant policy document. contains the following policies relevant to this assessment:
- 2.24** Section 4.2 of the Local Plan considers Heritage. Paragraph 4.2.1 notes that *'Reading's unique heritage will be at the heart of the town's identity and will be highly visible, valued and accessible by those who live in, work in or visit the town. It will enrich Reading's communities and enable them to interact with, and celebrate, the town's history and historic assets'.*
- 2.25** *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.

2.26 POLICY 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.

2.27 POLICY 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.

2.28 *POLICY EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST*

New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. The following views merit special protection:

- 1. View from Mclloy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment*
- 2. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church*
- 3. View upstream from Caversham Bridge*
- 4. View northwards down Russell St towards the Church of the Holy Trinity*
- 5. View over Alexandra Road Conservation Area toward the Chilterns escarpment*
- 6. View southwards down St Annes Rd towards Downshire Square*
- 7. View of St Annes Church Tower from the west*
- 8. View towards Caversham Park House from the A329(M), railway and surrounding streets*
- 9. View southwards along tree-lined Coley Avenue*

2.29 *POLICY 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.*

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.30 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

2.31 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.32 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

2.33 The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.34 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.35 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical context, location of heritage assets and impact

Introduction

- 3.1** The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation. The location of designated heritage assets within and surrounding the site are also discussed below and shown on Figure 2.

Historical Background

Summary: the wider area

- 3.2** Evidence of prehistoric and Roman settlement exists in Reading, particularly around the river valleys. Saxons who settled near the meeting point of the Thames and Kennet in the 6th century gave Reading its name. Its early street pattern and parish churches retain this historic core. In 1086, the time of Domesday, Reading belonged to the king. In 1121, King Henry I founded Reading Abbey which became a centre of pilgrimage. The Dissolution of the Monasteries by King Henry VIII in 1538 saw the start of the Abbey's decline.
- 3.3** The Abbey had been an economic resource, replaced by the town becoming an expanding market town, exploiting its road and river links. The 18th century saw the development of new industries. These included brewing, iron-founding and brick and tile making. Early 19th century maps show the town had hardly extended beyond its medieval core on the Ordnance Survey Map of 1872 (Figure 3).
- 3.4** In Common with many towns in the Victorian era, the advent of canals assisted economic growth. In Reading's case, the Kennet and Avon Canal opened in 1810, connecting with both Bristol and London. This was assisted by the town also providing a stop for coaches on the Bath Road.
- 3.5** To the west of Reading town centre there was primarily farmland with just two long established routes passing through the town from London heading west. The northernmost one is the Oxford Road, and the southern is Castle Street/Castle Hill/Bath Road. Few buildings, primarily inns and the occasional dwelling were on these roads. However, From the early C18, development slowly began to spread westward along Castle Hill/Bath Road and Oxford Road.
- 3.6** John Rocque's Map of 1761 depicts ribbon development along Castle Hill/Bath Road extending as far as the junction with Tilehurst Road, and individual houses within grounds along Oxford Road about as far as the present-day location of Russell Street.

- 3.7** The early 19th century saw an escalation of development (Figure 3) and continued over the next century. Development continued along Castle Street and Castle Hill, old buildings being swept away to make way for newer developments. The earlier larger houses were interspersed with terraced housing, infilling gaps between them. Few market gardens still existed between the Oxford and Bath Roads, but new routes crossed these and eventually, none were left as shown on the Ordnance Survey Map of 1886 (Figure 4).
- 3.8** The advent of the Great Western Railway in 1840 facilitated industrial growth. This included household names such as Huntley and Palmers biscuits and Suttons Seeds. Increased prosperity led to additional development. This is illustrated on the Ordnance Survey Map of 1898 (Figure 5).
- 3.9** Expansion continued in the 20th century, encouraged by Reading's convenient location at a transport hub, commanding east-west and north-south routes, and good access to London shown on the Ordnance Survey Map of 1898 (Figure 6). Whilst development has urbanised the environment, remnants of the fine houses which characterised Reading's early days, remain in their grounds becoming local parks including Caversham and Prospect Parks.

The Proposals

- 3.10** The proposals are to add two extra floors to the buildings to the subject building. The detail of this is set out in the architect's drawings and Design and Access Statement which accompany this application. The following is an overview of the proposed scheme.
- 3.11** The extra two storeys are stepped back from the footprint of the lower building. This recession minimises impact upon both heritage assets in proximity, and those with a broader view of the site.
- 3.12** The materials used are different and less imposing than those to the existing building at ground floor level. This enhances the reduction of visual impact of the vertical extensions.
- 3.13** The resulting building is the same number of storeys as the development to the west, and lower than those recent buildings to the west and northwest. Seen against this backdrop, the increase in height is not incongruous when viewed from the south.

Heritage assets and impact of the proposals upon them

Listed Buildings

- 3.14 Due to the built-up nature of the area, with many recent developments of a taller nature, no fixed search radius has been employed. The assets selected for assessment were chosen by visiting those assets identified in Historic England's Schedule and in the Reading Schedule of Locally Listed Buildings and Conservation Areas, within both close and the wider proximity.
- 3.15 They were then assessed on site, together with associated research, to determine if the potential existed for their significance to be impacted by development in their setting. That potential was then considered in accordance with the legislation and policy set out in Section 2 of this report.
- 3.16 ***The Royal Meteorological Society,
Listed Grade II, List Entry Number 1113549***
- 3.17 The Royal Meteorological Society is Listed Grade II and is adjacent to the subject building (Plate 1). Its architectural interest is as a late 18th or early 19th Century building which contributes to the character of an architecturally varied historic streetscape. This would be assessed at a medium level.
- 3.18 Its historic interest is identified by Historic England as part of the urban development of Reading's ancient core. Its group value is because it is in close proximity to a large number of Listed Buildings and forms part of a strong historic grouping. These would also be assessed at a medium level. Neither its historic nor group value are impacted by the proposed works.
- 3.19 104 Oxford Road is a substantial detached house built during the late 18th century or early 19th century, as Reading's inner suburbs began to expand westward along Oxford Road. In 1897, it was known as Bath Lodge and by the late C19, served as the office of the dressmakers, Barrett & Knight.
- 3.20 Now the headquarters of the Royal Meteorological Society (RMS), it retains its corner location, which it has had since the late 19th century when Eaton Place was created (Plate 9).
- 3.21 Its Historic England description notes that it is in an '*architecturally varied historic streetscape*' which includes elements from the late 18th century to the current day. To the south of the study site is the Russell Street/Castle Hill Conservation Area, broadly small scale and primarily residential or retail buildings.
- 3.22 To the north and northwest of the RMS there is considerable development, the majority of which includes taller buildings (Plate 5). The RMS sits in between these two contrasting urban landscapes, the contrast being a particular feature of the area, which also incorporates the many heritage assets in proximity.

- 3.23** To the south of the study site is the Russell Street/Castle Hill Conservation Area (RSCHCA). The RSCHCA notches into the north side of the Oxford Road to encompass heritage assets, one of which is the Royal Meteorological Society. The proximity of the subject building to the heritage asset would suggest that its architectural value has the potential to be impacted by development in its setting. Whilst the increase in height of the subject building will certainly be perceptible, it is included within a backdrop of other, in most cases, much higher buildings immediately to its north towards Chatham Street (Plate 9), and to its west along Chatham Place (Plate 5).
- 3.24** Thus, the overall impact of the proposed scheme is reduced by the existing backdrop of tall structures, set against which the proposed extension appears less dominant than it would otherwise be if it were a stand-alone structure.
- 3.25** The impact is further reduced by the considered design of the extension. In accordance with the advice provided pre-application, the floors are set back at upper levels so that they read as being less imposing on the RMS. This mitigation is reduced further by the considered design of the extension which is of simpler materials and detail than the existing building which comprises the lower stories.
- 3.26** It is therefore assessed that the impact of the proposed works upon the Royal Meteorological Society is at a level of less than substantial harm. This is further mitigated to a low level within that scale as a result of the existing backdrop of taller structures reducing the impact of the proposals.
- 3.27** In additional mitigation, the considered design of the proposed works, which includes setting back the additional floors and simplifying the design to minimise their visual impact reduces the assessed impact further. The public benefits associated with the works are set out in the Planning Statement which accompanies this application.
- 3.28 Church of the Holy Trinity**
Listed Building Grade II, List Entry Number 1113550
- 3.29** The Church of the Holy Trinity, Oxford Road, Reading is listed at Grade II as a result of its architectural interest is as an early 19th century building which contributes to the character of an architecturally varied historic streetscape. Its historic interest is as part of the urban development of Reading. Its group value results from the building being in close proximity to a large number of Listed Buildings and forms part of a strong historic grouping.
- 3.30** Whilst it is on the same side of the Oxford Road as the study site, there is no intervisibility between the two locations (Plate 4) as a result of the study site being set back from the pavement line, intervening buildings (Plate 4) and other features.

- 3.31** The impact of the proposed works when viewed from the Russell Street/Castle Hill Conservation Area would be minimal as a result of the distance and intervening recent development between the two sites. When viewed from the west (Plate 6) the oblique angle and other tall structures would minimise the level of impact to negligible.
- 3.32** As previously noted, the urban landscape is varied, particularly in height, the difference between the south and north sides of the Oxford Road being particularly noticeable. The additional two stories to the subject building do not reduce the group value of the proximity of the numerous Listed Buildings in proximity (Plate 16).
- 3.33** It is therefore concluded that the proposed works do not harm the significance of the Church of the Holy Trinity by development in its setting.
- 3.34** *118, Oxford Road*
Listed Grade II, List Entry Number 1113551
- 3.35** This villa is dated approximately 1845 and noted in the Historic England description as probably being by John Billing. As this date and the architect are the same as an extension to the adjacent church of the same date, it may, although this is not noted in its Listing, be assumed that the works were connected. It does resemble a sizeable Victorian vicarage.
- 3.36** Its architectural, historic and group value are all assessed as medium, but these values are eroded by its current isolation, both visually and physically, from the surrounding area. It is constructed of ashlar, being a two and a half storey villa with a slate roof and chimneys. It is now, as a result of recent surrounding development, with a degree of isolation from all sides (Plate 15) with no intervisibility with the study site.
- 3.37** As a result of its lack of intervisibility with the study site, and with other heritage assets even in close proximity, it is concluded that no harm is caused to the significance of the heritage asset by development in its setting.
- 3.38** *120 and 122 Oxford Road*
Listed Building Grade II, List Entry Number 1302871
and
124 Oxford Road
Listed Building Grade II, List Entry Number 1321913
- 3.39** The above heritage assets are the next in proximity to the study site on the north side of the Oxford Road, across the main thoroughfare of Bedford Road.

- 3.40** Their architectural interest is as early-to-mid 19th century buildings which contribute to the character of an architecturally varied historic streetscape. Their group value is defined as being in close proximity to a large number of listed buildings and forming part of a strong historic grouping.
- 3.41** However, they are at such distance and without either intervisibility or specific connections with the study site which might suggest it is within their setting. Neither their architectural nor group value is impacted by the proposed development. It is therefore concluded that no harm is caused to their significance by development in their setting.
- 3.42** *139-141 Oxford Road*
Listed Building Grade II, List Entry Number 1321910
and
149-169 Oxford Road
Listed Building Grade II, List Entry Number 1113546
and
171-177 Oxford Road
Listed Building Grade II, List Entry Number 1156337

These three groups of houses are all to the south side of the Oxford Road.

- 3.43** In common with most of the heritage assets within the Conservation Area, their values are described in Historic England's description as their architectural interest being as a result of them being early 19th century buildings which contribute to the character of an architecturally varied historic streetscape. Their group value is because the buildings are in close proximity to a large number of listed buildings and form part of a strong historic grouping.
- 3.44** 139-141 Oxford Road is a pair of mid-19th century houses (Plate 12), now converted into commercial premises with apartments above. Of the group noted above, they are the closest to the study site. The current shop front belies their residential origin.
- 3.45** 149-169 Oxford Road are a longer terrace of modest houses (Plate 13). They retain extensive detail such as joinery and fanlights (Plate 3) and despite some later alterations, still present significant cohesion within the group.
- 3.46** 171-177 Oxford Road are just beyond 149-169 Oxford Road to the west (Plate 14) and are taller and slightly more imposing. They also retain extensive historic detail.

- 3.47** The group value of these assets is evident in that they form part of the northern boundary to the Russell Street/Castle Hill Conservation Area and, as such, are interpreted together as a group. The proposed works, being on the opposite side of the road, do not impact this value.
- 3.48** There is some intervisibility with the study site from each asset, but this will be at an increasingly oblique angle the further to the west they are located, thus any impact upon their architectural value is negligible.
- 3.49** The development, set against the wider backdrop of other tall structures, will be barely perceptible and not impede their visual connection with other heritage assets. It is therefore concluded that there is no harm caused to their significance as a result of development in their setting.
- 3.50** *Rox Borough House, 101 Oxford Road
Listed Building Grade II, List Entry Number 1113545*
- 3.51** The detached villa (Plate 11) stands alone on the corner of the Oxford Road and Howard Street, marking the northeast corner of the Conservation Area.
- 3.52** Its architectural interest, as a mid-C19 building which Historic England notes as contributing to the character of an architecturally varied historic streetscape. Its group value, as it is in close proximity to a large number of listed buildings and forms part of a strong historic grouping, is in common with other heritage assets in the area.
- 3.53** A detached house, built around 1859, it retains decorative features such a decorative railing to the basement. Its corner location some way from the study site results in views of the heritage asset not being impacted by the proposed works.
- 3.54** Any views of the study site are oblique and beyond other buildings, across a busy road (Plate 6). Views of the study site therefore do not impact the visual setting of the heritage asset. It is therefore concluded that the proposed works do not harm the significance of the heritage assets by development in its setting.
- 3.55** *Other heritage assets in proximity* are numerous. They include Listed Buildings on Chatham Place (Plate 5) and Butler's Wine Vaults on Chatham Street (Plate 7). However, the built-up environment negates any intervisibility or impact upon other aspects of their significance. As a result, the significance of other heritage assets is not harmed by development in their setting.

Non-Designated Heritage Assets

- 3.56** No non-designated heritage assets have been identified in proximity which might have the potential for their significance to be impacted by development in their setting.

Conservation Areas

- 3.57** The Russell Street/Castle Hill Conservation Area is opposite the study site but notches into the north side of the road around the heritage assets including the Royal Meteorological Office and the Church of the Holy Trinity.
- 3.58** The Conservation Area appraisal notes that

'The Conservation Area is notable for its diverse and representative collection of urban, domestic English architectural styles dating from the Georgian period through the Victorian and Edwardian periods with modest amounts of later 20th century infill. With its range of wealthy to more modest examples of each of these periods, the Conservation Area forms a microcosm of Reading's residential building during these periods.'

'The Conservation Area illustrates the emergence of a street pattern as the agricultural lands bordering Castle Hill and the Oxford Road to the west of the mediaeval town centre of Reading were progressively developed: first, as an elegant suburb for members of the town's elite and later with infill streets of terraced housing for employees of Reading's new manufacturing industries whose rapid growth was enhanced by the arrival of the railway. Reading's proud heritage of brick, tile and terracotta manufacturing is exemplified in each of five separately distinctive character areas'.

The proposals do not impact any of these characteristics of the Conservation Area.

- 3.59** The primary view of the Conservation Area from the study site is its north boundary, together where it crosses to form the west boundary with the Royal Meteorological Society. The view of the subject building will be changed, but set against a backdrop of other tall structures, it will not be an increased impact. This is further mitigated by both the considered design of the extensions and setting them back from the main south elevation.
- 3.60** It is therefore concluded that the proposed works do not harm the significance of the Conservation Area by development in its setting.

4.0 Summary and Conclusions

Overview

- 4.1** This Heritage Statement considers *Eaton Court, Reading*. In accordance with the Paragraph 200 of the National Planning Policy Framework (NPPF 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together information on designated and non-designated heritage assets.
- 4.2** The assessment includes the results of a site survey, an examination of published, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance. The *Historic England Schedule of Listed Buildings* has been consulted (online) and the relevant designated heritage assets located in the immediate vicinity have been identified. The council list of *Locally Listed Buildings and Conservation Areas* has also been consulted.
- 4.3** The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.
- 4.4** The study site is located at *Oxford Road, Reading*. It is bounded to Oxford Road to the south, a heritage asset to the east and its western boundary is against other built development.
- 4.5** It is within an area of varied development including residential, commercial and communal buildings. The subject building is a two-storey commercial building, proposed to be changed to residential use. The area to the north of the study site has extensive development work continuing, primarily taller residential buildings.
- 4.6** There are several Listed Buildings in both close and the wider proximity. Immediately to the southeast of the study site is a Grade II Listed Building. There are several Listed Buildings further to the west and to the opposite side of Oxford Road to the south. There are a limited number of heritage assets to the north and west.
- 4.7** There are no Locally Listed Buildings in the immediate area which might be impacted by the development. *Castle Hill and Russell Street Conservation Area* abuts the south boundary of the study site, with *Downshire Square Conservation Area* located further to the south. To the southeast is *St Mary's Butts and Castle Street Conservation Area*.

Proposals

- 4.8 The proposals are the retention of the subject building, but it is proposed to convert it from office use to residential use. In addition, it is also proposed to add a two-storey upward extension to the existing building.
- 4.9 Pre-application advice has been sought, and this has informed the proposals. This has included setting the upper levels back from the building line to minimise impact upon the Grade II Listed Building adjacent to the study site in the southeast corner. It also includes simplifying the detail and materials used. This reduces impact upon the Conservation Area and Listed Buildings to the opposite side of the Oxford Road.
- 4.10 Relevant policy, legislation and guidelines have been observed. They include national legislation, set out in the NPPF (2024) and NPPG, together with local policy set out in the Reading Borough Local Plan, adopted 4th November 2019 and Historic England's national guidelines.

Historic Context

- 4.11 Evidence of early settlement exists in Reading, particularly around the river valleys. Its early street pattern and parish churches retain its historic core. Up until the Dissolution of the Monasteries by King Henry VIII in 1538, the Addey was a source of wealth, replaced by an expanding market which exploited its road and river links.
- 4.12 The 18th century saw the development of new industries. These included brewing, iron-founding and brick and tile making. Early 19th century maps show the town had hardly extended beyond its medieval core. In Common with many towns in the Victorian era, the advent of canals assisted economic growth. The town also provided a stop for coaches on the Bath Road.
- 4.13 The early 19th century saw an escalation of development which continued over the next century. This continued along Castle Street and Castle Hill. The earlier larger houses were interspersed with terraced housing. Few market gardens still existed between the Oxford and Bath Roads, but eventually, none were left.
- 4.14 The advent of the Great Western Railway in 1840 facilitated industrial growth. This included household names such as Huntley and Palmers biscuits and Suttons Seeds. Increased prosperity led to additional development. Whilst This development has urbanised the environment, remnants of the fine houses which characterised Readings early days, remain in their grounds becoming local parks including Caversham and Prospect Parks.
- 4.15 There are several heritage assets in proximity, with potential for their settings to be impacted the development. These include the following:

- 4.16** The ***Royal Meteorological Society***, Listed Grade II, List Entry Number 1113549 is closest to the study site. It was assessed that, whilst the proposed works did cause a low level of less than substantial harm, this was mitigated by setting back the additional storeys away from the asset, further mitigated by the design and detailing rendering the extension visually subservient to the lower storeys of the building.
- 4.17** The ***Church of the Holy Trinity***, Listed Grade II, List Entry Number 1113550 and the associated ***118, Oxford Road***, Listed Grade II, List Entry Number 1113551 are to the west of the study site. Distance and intervening structures negate invisibility and do not impact group value, thus it was concluded that no harm was caused to their significance by development in their setting.
- 4.18** Further west are more heritage assets, including ***120 and 122 Oxford Road***, Listed Grade II, List Entry Number 1302871 and ***124 Oxford Road*** Listed Grade II, List Entry Number 1321913. These were considered at too great a distance to be impacted by the development.
- 4.19** Three Listed groups of houses and a single villa are on the opposite side of the Oxford Road, on the northern boundary of the Conservation Area. To the southwest of the study site these are ***139-141 Oxford Road***, Listed Grade II, List Entry Number 1321910, ***149-169 Oxford Road***, Listed Grade II, List Entry Number 1113546 and ***171-177 Oxford Road***, Listed Grade II, List Entry Number 1156337. To the southeast of the study site is a single villa, ***Rox Borough House, 101 Oxford Road***, Listed Grade II, List Entry Number 1113545.
- 4.20** There are numerous other heritage assets in proximity. They include Listed Buildings on Chatham Place, and Chatham Street, including Butler's Wine Vaults. However, the built-up environment negates any intervisibility or impact upon other aspects of their significance. As a result, the significance of other heritage assets is not harmed by development in their setting.
- 4.21** It was also concluded that no non-designated heritage assets were impacted by the development. ***The Russell Street/Castle Hill Conservation Area*** is to the south opposite the study site but notches into the north side of the road around the heritage assets including the Royal Meteorological Office and the Church of the Holy Trinity.
- 4.22** The Conservation Area Appraisal advises that '*The Conservation Area is notable for its diverse and representative collection of urban, domestic English architectural styles dating from the Georgian period through the Victorian and Edwardian periods with modest amounts of later 20th century infill. With its range of wealthy to more modest examples of each of these periods, the Conservation Area forms a microcosm of Reading's residential building during these periods*'.

- 4.23** The proposed works do not detract from this significance. Whilst the study site is in proximity to the Conservation Area, the considered design of the works and the fact that it is set against a backdrop of other occasionally taller structures, mitigates any impact to a negligible level. This the development does not harm the significance of the Conservation Area by development in its setting.
- 4.24** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2024 and relevant local heritage policy including policies. The public benefits associated with the proposed works are set out in the Planning Statement submitted with this application.

Sources

Archive

National Archive, Kew

Cartographic

Figure 1: Site Location Map

Figure 2: Location Of Heritage Assets

Figure 3: Ordnance Survey Map of 1872

Figure 4: Ordnance Survey Map of 1886

Figure 5: Ordnance Survey Map of 1898

Figure 6: Ordnance Survey Map of 1931

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England -
historicengland.org.uk/listing/the list

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Ditchfield, P H, Page, William (eds), A History of the County of Berkshire Volume 3, (1923)

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APPENDIX 1- Historic England Description of Listed Buildings

Note: Historic England's descriptions for these buildings are unusually long. They have been edited where appropriate. The full Listings can be found on Historic England's website

The Royal Meteorological Society, 104 Oxford Road Listed Building Grade II, List Entry Number 1113549

The Royal Meteorological Society, is listed Grade II for the following reasons:

- Architectural interest - as a late-C18 or early-C19 building 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.

104 Oxford Road is a substantial detached house built during the late C18 or early C19 as Reading's inner suburbs began to expand westward along Oxford Road. In 1897, it was known as Bath Lodge and by the late C19, served as the office of the dressmakers, Barrett & Knight. The single-storey extension to the north-east corner of the building was constructed before 1875. In the late 1940s or 1950s, the house became part of a large tobacco and confectionery distribution warehouse, with the north (rear) and west (flank) elevations apparently incorporated into the warehouse building itself.

This warehouse was demolished in the late C20 and replaced with the existing office block to the north and west of 104 Oxford Road, known as Eaton Court. It appears that the north and west elevations of the main house and north-eastern extension were at least partially rebuilt at this time, with the ground- and first-floor windows on the west elevation having lost their gauged brickwork heads. By the late C20, the building was known as Mannson House, although the origins of this name are unknown. The building was taken over by the Royal Meteorological Society in 1990.

MATERIALS AND PLAN: red brick in Flemish bond with a stone or painted stone portico and cornice and slate tile roof. The main rear elevation is smooth rendered. Two storeys, possibly with basement.

EXTERIOR: the principal southern elevation, facing Oxford Road is a symmetrical composition of five bays with classical proportions. The main entrance comprises a six-panelled door under a sunburst fanlight, beneath a stone or painted stone Doric portico. The portico is flanked by two pairs of six-over-six sash windows with gauged brickwork heads and stone cills, and there are five matching sash windows on the first floor. There is a cornice parapet concealing the lower section of the double-pitched roof. The east elevation on to Eaton Place has a number of scars from brickwork repairs. There is a single six-over-six sash window with stone cill and gauged brickwork jack arch head on the ground floor and a similar three-over-six sash window to the attic.

The west elevation contains two modern six-over-six sash windows on the ground floor and one on the first floor. There is a six-over-six sash window under a gauged brick jack arch to the attic. The brickwork of the east and west elevations has been built up between the pairs of ridge chimney stacks. The rear elevation of the building is smooth rendered and contains modern sash windows. A single-storey extension adjoins the north and east elevations of the building. It has a hipped slate roof with brick dentils, and a modern casement window and door on its south elevation under gauged brickwork jack arches. Its north elevation has been rebuilt and contains two modern casement windows.

North side of Oxford Road, to the west of the study site

Church of the Holy Trinity

Listed Building Grade II List Entry Number: 1113550

The Church of the Holy Trinity, Oxford Road, Reading is listed at Grade II for the following principal reasons:

- Architectural interest - as an early-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Historic interest - as part of the historic urban development of Reading.
- Group value - the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

The Church of the Holy Trinity (also known as Holy Trinity Church) was built in 1826 as a proprietary chapel to the designs by the local architect, Edward Garbett. At the time it stood in a fairly isolated location, on a largely undeveloped section of Oxford Road. The architect William Webb carried out extensive modifications in 1845 and is responsible for the steeply-pitched roof, simple Gothic Revival southern elevation and possibly the one to two-storey vestry projecting from the north elevation.

The works were carried out by the local architect-builder, John Billing. A photograph was taken of the chapel by the Reading-based pioneer of photography, Henry Fox Talbot (1800-1877), shortly after the completion of the remodelling works. It is possibly the first English church to have been photographed. In 1864 the building became a chapel of ease within the ancient parish of St Mary the Virgin, and in 1870 it became a parish church in its own right.

118, Oxford Road

Listed Building Grade II, List Entry Number 1113551

Circa 1845, probably by John Billing. Ashlar 2 1/2 storey villa with slate roof and extruded chimneys. 2 storey angled bays flanking present (modern) entrance and with gables above having 2 light windows to attic. Gabled porch to west.

North side of Oxford Road, west of study site

120 and 122 Oxford Road

Listed Building Grade II, List Entry Number: 1302871

120 and 122 Oxford Road are listed at Grade II for the following principal reasons:

- Architectural interest - as an early- to mid-C19 building which contributes to the character of an architecturally varied historic streetscape.

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

A pair of semi-detached villas, built between the 1820s and late 1830s. Number 120 was converted to office use in the 1980s; both properties have since been converted to flats.

124 Oxford Road

Listed Building Grade II, List Entry Number: 1321913

124 Oxford Road is listed at Grade II for the following principal reasons:

- Architectural interest - as a mid-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Group value - the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

124 Oxford Road was built during the 1850s or early 1860s, during the westward expansion of Reading's inner suburbs along Oxford Road. The Italianate villa incorporating a traditional pitched gable was originally named Oxford Villa and is labelled as such on the 1879 OS town plan of Reading. The first written reference to the building that has been identified is a newspaper notice of 1861 reporting the death of the owner, John Mattingly (Reading Mercury, 6 April 1861, p5).

MATERIALS AND PLAN: the building is rendered, with stone or stucco window and door surrounds, timber bargeboards, iron railings to the ground-floor window and a roof covering of slate. The building is of two-and-a-half storeys plus basement.

EXTERIOR: the entrance front has two bays onto Oxford Road. The eastern bay is larger, and projects forward of the smaller, western bay. A plat band runs across the principal elevation at first-floor cill height. The roof of the larger western bay is pitched with barge boards on the southern gable, while the roof of the eastern bay is hipped.

South side of Oxford Road, to southwest of study site

171-177 Oxford Road

Listed Building Grade II, List Entry Number 1156337

A terrace of four houses, built during the 1820s, converted to various uses during the C20 including shops and offices, now flats.

171-177 Oxford Road, Reading is listed at Grade II for the following principal reasons:

- Architectural interest is as an early-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Group value is because the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

171-177 Oxford Road is a terrace of four townhouses constructed in the 1820s during the westward expansion of Reading's inner suburbs. The terrace, along with 149-169 Oxford Road (Grade II-listed, National Heritage List for England (NHLE) entry 1113546), appears to have originally been named Sydney Terrace.

MATERIALS AND PLAN: the terrace is of red brick in Flemish bond with a slate roof covering and iron railings. Three storeys plus basement.

EXTERIOR: the terrace comprises four townhouses each with three bays onto Oxford Road, under a pitched roof punctuated by ridgeline chimney stacks on the western party wall of each property. The four houses are of matching design. The main entrance is located in the easternmost bay of the raised ground floor and comprises a round-arched recess accessed via a flight of steps from the street with iron handrails. All four properties have modern front doors, although number 177 appears to retain an historic, sunburst fanlight. There are two window openings to the west of the front door, then three windows each at first- and second-floor levels, with those on the second floor being smaller than on the ground and first floors. The central windows on the second floor of numbers 171, 175 and 177 are blocked. All the window openings have gauged-brickwork flat-arch heads, and all but three contain modern, uPVC casements (there is a six-over-six sash above the front door at number 175, and two, two-pane sashes on the raised ground floor of number 173).

149-169 Oxford Road

Listed Building Grade II, List Entry Number 1113546

Terrace of 11 houses built during the 1820s, converted to various uses during the C20 including shops and offices, now flats.

149-169 Oxford Road is listed at Grade II for the following principal reasons:

- Architectural interest - as an early-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Group value - the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

MATERIALS AND PLANS: the terrace is of red brick in Flemish bond with stucco dressings, a slate roof covering and iron railings. Two and three storeys plus basements.

EXTERIORS: the terrace consists of three distinct groups representing three different build phases. The easternmost group (149-161) is a terrace of seven houses of two storeys plus basements, under a pitched roof. The central group (163 and 165) is a symmetrical pair of houses of three storeys plus basements under a hipped roof. The westernmost group (167 and 169) is a pair of houses of two storeys plus basement under a pitched roof.

139-141 Oxford Road

Listed Building Grade II, List Entry Number: 1321910

139 and 141 Oxford Road, Reading, are listed at Grade II for the following principal reasons:

- Architectural interest - as a mid-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Group value - the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

A pair of houses built in the mid-C19 with ground-floor shops, now divided into flats and shops.

MATERIALS AND PLAN: the building is of red brick, painted on the north (Oxford Road) elevation, with a stucco door surround to number 139, iron and glazed shopfronts and a roof covering of slate. It is of three storeys.

EXTERIOR: the building is of four bays onto Oxford Road and two bays onto Russell Street. The hipped roof projects beyond the north and west elevations and there are two chimney stacks on the party wall between 139 and 141. On to Oxford Street, the ground floor contains two shopfronts with bracketed iron columns, rising from a simple plinth, separating full-height glazing, and recessed doorways. The western shopfront is larger. Both shopfronts have modern fascia boards. To the left (east) of the smaller shopfront is a modern door set within a large channelled stucco surround. Each property has two uPVC casement windows at the first and second floors.

To northwest of study site

122 And 124, Chatham Street

Listed Building Grade II, List Entry Number 1154847

Early C19. 3 storey pair, taller than Nos 126-146 (even). Altered. Stucco cornice and blocking course: Plat band. 2nd floor cill band. 2 bays each, glazing bar sashes. Small windows in between (modern insertions). Segmental headed recesses for doorways, blank tympana, reeded surrounds. Slate roof.

On south side of Oxford Road, to southeast of study site

Rox Borough House, 101 Oxford Road

Listed Building Grade II, List Entry Number 1113545

Rox Borough House, 101 Oxford Road, is listed at Grade II for the following principal reasons:

- Architectural interest - as a mid-C19 building which contributes to the character of an architecturally varied historic streetscape.
- Group value - the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

A detached house, built around 1859, converted to offices.

MATERIALS AND PLAN: the building is of dark red brick with stone and stucco dressings. There is an iron or steel veranda to the rear and iron railings around the basement windows. The roof covering is slate with timber eaves blocks and soffit. The building is of two storeys plus basement.

EXTERIOR: the principal elevation faces north and is symmetrical, with a centrally-placed doorway on the raised ground floor flanked by two six-over-six sash windows within moulded architraves and three six-over-six sash windows on the first floor under gauged-brickwork flat arches. The two basement windows, partially visible from the street, are enclosed by iron railings with honeysuckle ornament. A flight of four stone steps leads to the main doorway which comprises a four-panelled door with a rectangular fanlight above, set within a moulded door surround with a bracketed hood. There is a stucco plat band across the elevation at first-floor cill level.

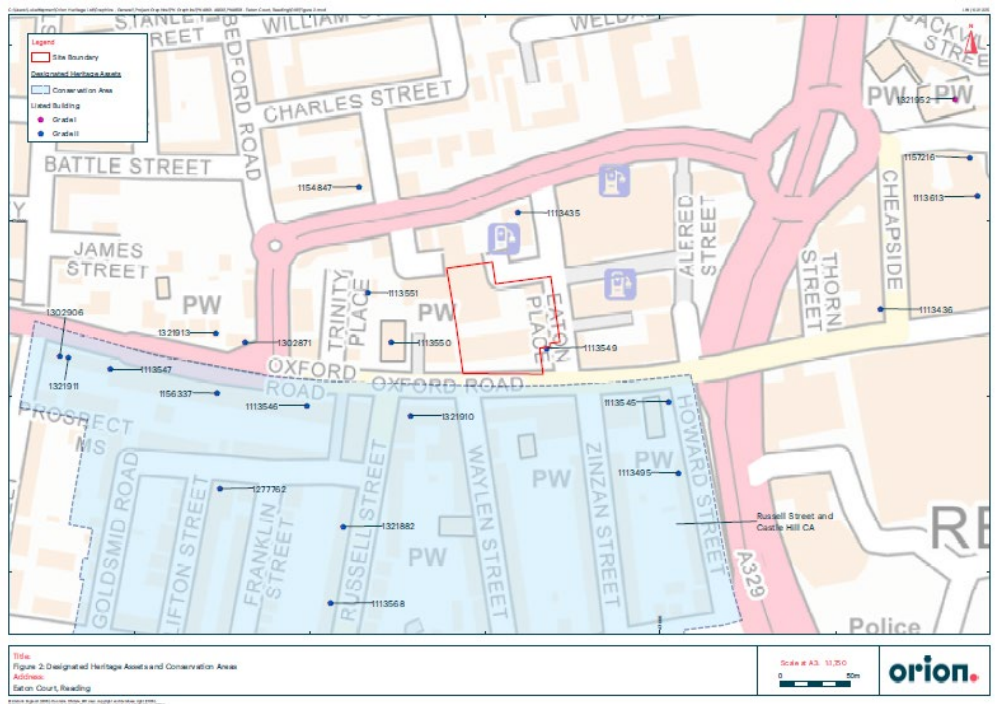




Figure 3 - Ordnance Survey Map published 1872 (red dot marks subject building)

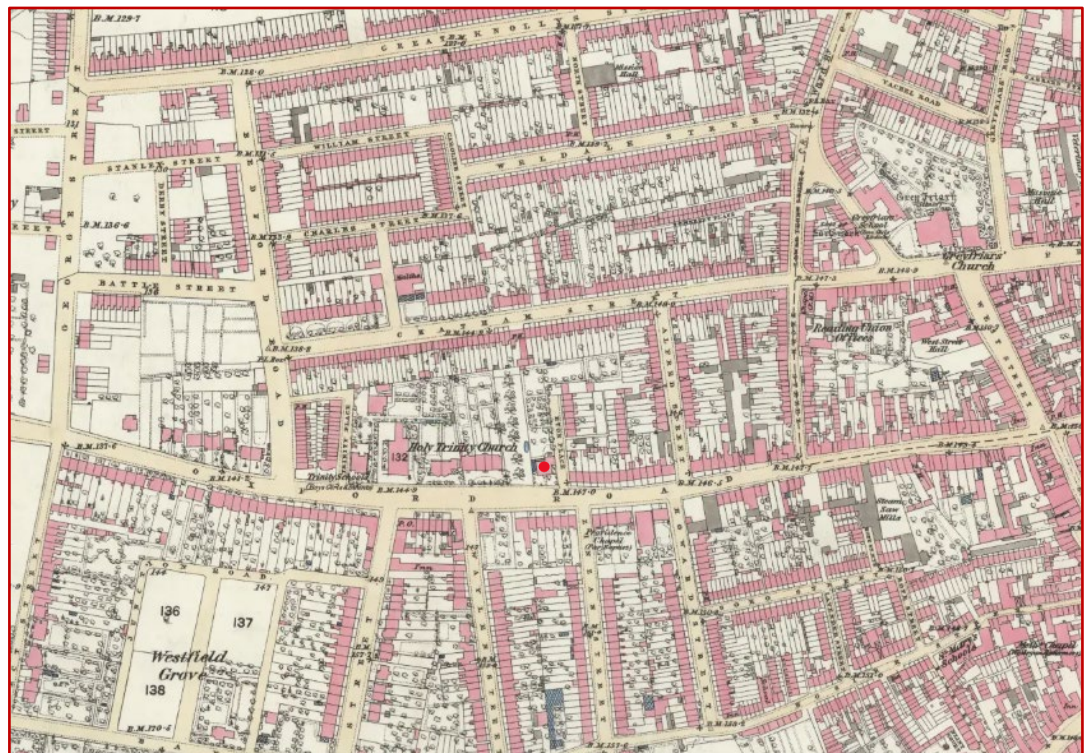


Figure 4 – Ordnance Survey Map published 1886 (red dot marks subject building)



Figure 5 – Ordnance Survey Map published 1898 (red dot marks subject building)



Figure 6 – Ordnance Survey Map published in 1931 (red dot marks subject building)



Plate 1 - Entrance portico to the Royal Meteorological Society



Plate 2 - View of Royal Meteorological Society from the southeast



Plate 3 - Door entrance detail to 153 Oxford Road



Plate 4 Looking east towards study site from the Church of the Holy Trinity



Plate 5 – View along Chatham Place



Plate 6 – Looking west to study site from Conservation Area



Plate 7 – The Grade II Listed Butler's Wine Vaults on Chatham Street



Plate 8 – Grade II Listed 171-177 Oxford Road viewed from northwest



Plate 9 – Subject building from southwest in Conservation Area



Plate 10 – South elevation subject building from Conservation Area



Plate 11 – North elevation of Grade II Listed Rox Borough House



Plate 12 – View into Conservation Area and west elevation 139-141 Oxford Road



Plate 13 - Part of 149-169 Oxford Road viewed from the north side of Oxford Road



Plate 14 - 171-177 Oxford Road viewed from the northeast



Plate 15 – 118 Oxford Road, viewed from the northwest



Plate 16 – The Church of the Holy Trinity, looking east towards the study site