

Reading Borough Council
LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES

Ref:	Address of building/ structure	Summary of Comments	Date added to local list
LL1	114 Kendrick Road Reading RG1 5DP	<p>The building is very distinctive and therefore considered to be of exceptional local significance. It is at present wholly complete and unaffected by inappropriate changes.</p> <p>114 Kendrick Road is considered to meet a number of criteria in that it has a noteworthy quality of workmanship and materials as manifested in the 'eye-brow' dormers, which are understood to be challenging to construct. It has townscape value as it is considered to have prominence and a landmark quality that is fundamental to the sense of place of the locality.</p>	27 February 2013
LL2	Oaklands Hall Bath Road Reading RG30 6BB	Oaklands Hall is a large detached Victorian Villa set in generous landscaped gardens and is a rare surviving example of this type of development within Reading. Whilst Oaklands Hall has been somewhat altered, in terms of local meaning, the external appearance of the building has not been so altered as to diminish its significance. The building retains much of its original form and charm and is suitable for local listing to help enhance and sustain its condition and the visual amenity of this part of Reading.	9 May 2013
LL3	Rotherfield Grange Bath Road Reading RG30 6BB	Rotherfield Grange is a large detached Victorian Villa and is a rare surviving example of this type of development within Reading. Whilst Rotherfield Grange has been somewhat altered, in terms of local meaning, the external appearance of the building has not been so altered as to diminish its significance. The building retains much of its original form and charm and is suitable for local listing to help enhance and sustain its condition and the visual amenity of this part of Reading.	9 May 2013
LL4	Former Granby Tavern PH 120 London Road Reading RG1 5AY	<p>120 London Road is a landmark former public house at Cemetery Junction, a main crossroads along the Bath Road leading to Reading from the east.</p> <p>A public house has existed on the site since the 1830s, with photographic evidence of the public house existing from the 1870s. The building in its current form has been in place since the 1950s or</p>	20 November 2013

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		<p>later (a photograph of the building in its 1870s form exists in a 1955 photograph); however, the current building retains many features of the original and is attractive in its own right.</p> <p>The building is composed of two-storeys, in brick, clad with stucco to resemble stone, and has a handsome 3-bay composition. The middle bay sits underneath a gabled pediment, with banded pilasters setting it off from the flanking, single bays. This middle section is composed of 3 bays, with two bay windows on a banded plinth. All the original timber sash windows appear to survive on the main façade (6/6 panes), and the flank elevations (except for the left, Ground floor which are 'blind' or in-filled). The whole composition is unusually good.</p> <p>In addition, The Granby retains its original out-buildings (brick stable and stores) which is highly unusual. All are in good to fair condition, currently.</p> <p>The Granby/ The Marquis of Granby has been a landmark public house on this site since at least 1830, and was in use until very recently. It is therefore of social importance as a community facility as well as serving as a landmark building for visitors to Reading.</p>	
LL5	3 Craven Road Reading RG1 5LE	<p>The building makes use of brickwork which although Victorian is distinctively from the Berkshire area due to use of clays found in the area, possibly at local kilns from areas such as Tilehurst.</p> <p>The Gothic building retains exuberant polychromatic brickwork and stone dressings and an ogee turret roof at the rear angle. The building retains virtuoso yellow stock brickwork forming the plinth, dentillated string course, quoins and levelling courses and forming the chimney stack. The decorative fretted timberwork at the gables is particularly impressive. Dressed stone around the windows heads and cills with keystones shows particular quality.</p> <p>The building is associated with a number of large villas along Craven Road, and the historic Berkshire Hospital building.</p>	

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LL6	Pearson's Court St Patricks Hall Northcourt Avenue	<p>The northern, eastern and western ranges of Pearson's Court were built in 1913 and designed by a local architectural practice C Smith & Son; they are the second oldest, surviving, purpose-built halls of residence still in use at Reading University. C Smith & Son also designed other buildings for the University of Reading which include the grade II listed Wantage Hall and much of the London Road Campus, including the grade II listed University Great Hall. Photographs of the Library and the Physics Research Laboratories in Holt (1977) show strong similarities in form, materials and architectural detailing to Pearson's Court. As such, Pearson's Court is considered to be representative of a style of 'red brick' buildings that were characteristic of the University of Reading in the early 20th century.</p> <p>Although not especially noteworthy for its architectural styling, Pearson's Court is a well-built and serviceable building which is constructed in red and russet brick with limestone dressings. The three storey residential blocks arranged along two sides of the courtyard have a central pediment and doorway, with 16 pane sash windows surviving at the first and ground floor levels and 12 pane sashes at third floor. The external elevations of the hall blocks have central pedimented stair towers projecting with later single storey rear extensions forming the kitchenette area. This elevation has less architectural significance than the courtyard elevation.</p> <p>The northern range has a central entrance block with a central pedimented block on the courtyard side, with ground floor pilasters, brick quoins, sash windows and a central clock and a small ogee lantern tower. The later southern range forms a single storey pedimented block.</p>	
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LL7	<p>Rising Sun Public House, 18 Forbury Road Reading Berkshire RG1 1SB</p>	<p>Date of building is thought to be 1877 and may have originally been known as the Rising Sun Tavern. Extensions were probably added around 1900.</p> <p>This is a typical Victorian pub design and there were at one time likely to have been many more in the down centre.</p> <p>Some please architectural features and at first floor in particular, are decorative brick and tilework/ tile-hanging which is characteristic of Reading.</p> <p>Exhibiting interesting brickwork detailing around the window reveals in the form of corbelled bricks and pilasters. The roof retains plain tiles, decorative ridge tiles, a central gabled dormer with decorative barge boards and two unusual raised roof sections over the flanking first floor windows. The gable end chimneys appear to have been truncated.</p> <p>The ground floor appears to retain the historic architectural detailing in the form of stone or tile over brick forming pilasters between windows (windows replaced) with lower decorative panels. There is a later extension to the right.</p> <p>The building is by the practice of Albury & Brown, a noted architectural practice in Reading, who are responsible for many Reading buildings including (the original Heelas store, Caversham Free Library, Battle Library). Albury was clearly an important local architect of his time; he had links to Alfred Waterhouse and appears to use a style which often appears quite reminiscent of Waterhouse. He clearly mentored many other architects, listed in the Directory of British Architects 1834-1914.</p>	27 April 2017
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LL8	Entrance building, Part of Scottish and Southern Energy (sse), 55 Vastern Road, Reading, RG1 8BU	<p>Date of building looks to be around 1900, possibly 1903. Building is now integrated within the wider (architecturally later) office and industrial depot SSE complex on Vastern Road, but is clearly architecturally separately identifiable and distinct, Building thought to be connected to the electric works. In 1903 the electric tramways also opened in Reading (Reading Corporation Tramways) and although this appears to be unconnected to this building, there was clearly an electric revolution in the town at that time, and it could mean that this may be the last original part of the original electric works.</p> <p>The street directory entry for Vastern Road in 1933 suggests that it might have been an individual building as a John Edwards is listed at 55 Vastern Road. The 1939 register lists him as the 'electric works superintendent', so there is the possibility that this was the caretaker's lodge to the electric works.</p> <p>Main construction is orange brick in Flemish Bond with some grey/blue brick, which is characteristic of Reading. Liberal use of stone suggests a higher quality building. The style is an eclectic mix of a number of architectural styles, making use of polychromatic effects, including Neo-Gothic elements, appearing to be a Victorian building in a kind of Classical/Georgian revival, fashionable at the time.</p> <p>There is use of stone in the string work, porticos, headers and pillars which gives this small building grandeur beyond its size.</p> <p>The Local Studies Library has found an entry in Sidney Gold's book on local architects does say that the stores for the Reading Electric Co. on Vastern Road were built in 1903 or thereabouts, and the architect was Frederick William Albury (d.1912). Albury & Brown were a noted architectural practice in Reading.</p>	22 May 2017
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<p>LL9</p>	<p>Arthur Hill Pool 221-225 Kings Road Reading RG1 4LS</p>	<p>Building constructed in 1911. Is substantially complete, although the original individual baths were replaced with one swimming pool and the roof covering of the pool area appears to be more modern. Greatest significance is in terms of the frontal building (Kings Road), although not great in scale, the intricacy and largely intact frontal building in the Italianate Style makes it a pleasing building of townscape merit.</p> <p>The building has historical association with local philanthropist (through his coal business) Arthur Hill, J.P. was Mayor of the Borough of Reading from 1883-1887. The Arthur Hill Swimming Baths were completed in 1911 in his memory, by his children, as Hill died in 1909. The architect was C B Willcocks and the builder was Robert Curtis. The land was donated by Dr. Jamieson Hurry J.P., who married Hill's daughter and was responsible for the founding of West Reading Library (Grade II)(now Battle Library). Arthur Hill and Octavia Hill, half-sister of Arthur Hill and founder of the National Trust, attended the opening of the building. The building has played an influential role as part of the social well-being of the town by providing the first covered bathing facility in the town, instead of bathing in the Thames or the Kings Meadow Baths (which are open air). Also used by soldiers in wartime and for health reasons, canoe-clubs, and life-saving courses.</p> <p>It shows noteworthy quality of workmanship and materials in an ornate Victorian style: portico, original sash windows, bracketed eaves, decorative brickwork, stone window surrounds, original matching chimneys. Rear section of building has some further interest (arches and columns) but these are not fully revealed.</p> <p>Conrad Birdwood Willcocks was an architect from Caversham, who also worked on Fairmile Hospital, Cholsey (Listed Grade II). He also appears to have been involved in the design of All Saint's Hall (Downshire Square) (Grade II) and appears to have lectured in architecture.</p>	<p>3rd April 2017</p>
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LL10	24 and 24A Southcote Road (and all other addresses within the red line on the map below)	<p>This building meets the adopted criteria for adding buildings or structures to the list of buildings or structures with local heritage significance as set out in the Council's Sites and Detailed Policies Document.</p> <p>In summary 24 and 24A Southcote Road: Has a prolonged and direct association with figures or events of local interest. Is representative of a style that is characteristic of Reading. The building has a noteworthy quality of workmanship and materials. The building or structure is the work of a notable local /national architect/engineer/builder. The building has prominence and a landmark quality that is fundamental to the sense of place of the locality.</p> <p>The elements of the building which contribute to its essential character and contribute to its heritage significance remain largely complete and unaltered. The original design and function of the building, and its architectural elements, remain clearly discernible.</p> <p>Historic Interest</p> <p>The following is paraphrased from A Road of Distinction - a noble history of Southcote Road Part 2 - Walking Southwards - East Side by Anne Green Jesse (https://www.so-dive-in.co.uk/files/2016/09/Part-2.-B-East-Side-of-Southcote-Road.-odt.pdf).</p> <p>Originally known as 'Omer House', the building was designed and built by Mr John Omer Cooper in 1865. His initials and the date of construction are included in the decorative shields above the ground floor windows. Mr John Omer Cooper who lived in Denmark House, across the street, ran an Estate Agent/Auctioneer/Surveyors business in Reading.</p> <p>The road was originally known as Southcote (or Southcot) Crescent.</p> <p>The first occupants of the house were Miss Sarah Lyons 52 from Belfast, and her friend Miss Mary Wilson 49 from Atwick Yorkshire. They had with them Lucy Wheeler 25 Parlour Maid; Emma Hewitt 39 Cook; Harriet Bothwell 39 Housemaid. These two ladies lived in the house until 1877.</p>	21st February 2018
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<p>LL10.. continued</p>	<p>24 and 24A Southcote Road (and all other addresses within the red line on the map below)</p>	<p>The house was subsequently occupied by Mr John Omer Cooper, from c.1877 – 1884. He changed the name of the house to ‘Summerfield’ and lived there with his wife Mary Ann Webb, daughter of Richard Webb of Calcot Gardens.</p> <p>The couple’s son, John James Cooper (born 1850), joined the family firm ‘Mr. J. Omer Cooper and Son’ at 162 Friar Street Reading and carried on the family business. He later moved to Elmhurst Road, Reading. At his death in 1920 he left behind his wife Henrietta when he left behind four children, two of which survived him. Mr John James Cooper was associated with the struggling Reading Standard newspaper and helped to bring it up to the leading newspaper in Berkshire.</p> <p>In c. 1884, Mr Francis Skurray, a corn merchant, took over the residence of Summerfield house, and lived there with his wife Hester and children Francis 16 and Thomas 9. Thomas Skurray later played for Reading Football Club. The family lived there until 1886. The Coach House to the right housed their servants.</p> <p>Their son, Thomas Skurray was educated at King Alfred’s School in Wantage and Reading School. Skurray joined T H Field & Sons, brewers of Shillingford, Berkshire which, in 1889 was taken over by Morlands Brewery. Skurray joined the Morlands board and became joint managing director in December 1906 and chairman in December 1923. Thomas Skurray sat as chairman of Berkshire County Council from 1931-1938 and was known by the following acronym:</p> <ul style="list-style-type: none"> • S upreme he sits in Council Hall • K eeping a ceaseless watch o’er all • U ntiring in his chosen work • R efusing any task to shirk • R esolved his county’s rate shall be • A thing too small for eye to see • Y ea, verily, A King is he <p>1888 Mr Charles Philbrick, Head Tanner of the tannery ‘C & G Philbrick’, a tannery in Katesgrove Lane moved in. Charles Philbrick died in 1921 but his wife Euphemia (nee Webster) continued to live there until her death in 1942.</p>	<p>21st February 2018</p>
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<p>LL10.. continued</p>	<p>24 and 24A Southcote Road (and all other addresses within the red line on the map below)</p>	<p>From 1942 - 1949 the property appears to have become the premises for the Central Land Board. By 1962 it had been divided into 3 flats and by 1964 there were between 5 and 7 flats.</p> <p>Architectural Interest The property comprises a large and impressive three storey villa, located in a prominent position at the junction of Southcote Road and Tilehurst Road and set within its own large gardens. Front boundary wall of decorative pierced diaper work pattern brickwork, with brick coping and brick entrance piers with stone capping to left. Those to the right widened and partly re-built in non-matching brickwork. The building is highly ornate, being built of decorative red brickwork in English bond, with grey brick diaper-work across the front elevation.</p> <p>Porch: The ground floor has a large central rendered, open-sided classical porch, with balcony over. The square supporting columns have a strap-work decoration, with moulded arches with keystone decoration. There is a projecting cornice with ovolo decoration below and turned balustrades at ground floor level.</p> <p>Ground floor: Tripartite windows to right and left of porch, with stone mullions, and moulded arched heads with keystone decoration over central arch. Sash windows. Projecting cornice with ovolo decoration below and a large central panel above with shield above the window with intertwined initials 'JOC' for J Omer Cooper and inscription 'AD 1865' with side scrolls.</p> <p>First floor: Three sliding sash windows, with moulded surrounds, segmental heads and projecting side scrolls. Moulded stone string course between ground and first storey windows.</p> <p>Second floor: Three sliding sash windows with flat, stone surrounds. Central window with central stone motif over window.</p>	<p>21st February 2018</p>
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<p>LL10.. continued</p>	<p>24 and 24A Southcote Road (and all other addresses within the red line on the map below)</p>	<p>Roof: Pyramidal roof, with over-hanging eaves exposing decorative moulded rafters ends. Central decorative dutch gable in brickwork, with stone surrounds, a central oval window with decorative stone surround and an ornamental finial surmounting the whole.</p> <p>Three large chimney stacks projecting above roof level, formed of three brick chimneys with stone flaunching and stone chimney pots. Two storey extension to left, in brick with stone surrounds around windows and hipped roof. Single storey extension to left of this.</p> <p>The premises included outbuildings including a coach house which were demolished in the 1950s and a bungalow was built on the site 'The Dwarfs' and now flats 'Hampton Towers'. This property was numbered 22 and at this time Summerfield was renumbered 24.</p> <p>Large flat roof modern extension to right of poor quality.</p> <p>In conclusion, as well as proven local associations with local historic figures, the building is considered to have townscape value, and has a 'sense of place' being in a brickwork style characteristic of Reading and displays both innovation and virtuosity in the architectural design and the quality of the workmanship and materials.</p>	<p>21st February 2018</p>
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LL8 – Entrance Building, 55 Vastern Road



LL9 - Red line of part of building/structure




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LL10 – 24 and 24A Southcote Road (and all other addresses within the red line on the map below)



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