

Nominations for Local List of Heritage Assets – March 2024

Reference: 23/00001/LOCAL

Address: 6 Northbrook Street, Newbury, RG14 1DJ [Also referred to as 7 Northbrook Street and 6/7 Northbrook Street]

Parish: Newbury

Easting: 447113 **Northing:** 167228

Description:

Late Victorian shop building, used as a bank in the early 21st century. Built in 1886.

Detailed Description:

Built in 1886 for the draper William Clark, who occupied the previous shop on the site since at least 1861. The architect was Walter Henry Bell (1860-1932) of 31 Cheap Street, Newbury.

By the late 1890's the building was occupied by another draper, Alfred Camp, who already had a shop at 8-9 Northbrook Street known as "Alfred Camp's Drapery Bazaar". In 1920 the business was merged with adjoining shops to create the department store Camp Hopson which opened in 1921. Camp Hopson vacated numbers 13 and 14 in the 1920's but continued to occupy 6-12 until substantial alterations in 2004-6, when it moved out of numbers 6 and 12, with number 6 becoming a branch of HSBC Bank. The building was largely rebuilt behind the original frontage and extended to the south across the former Waldegrave Place.

The original brick, three-storey, street frontage of 6 Northbrook Street is of two bays, each with a separate tile roof and stone dressings. The additional early-C21 bay to the south is flat-roofed with a glazed frontage. The original bays are flanked by shallow brick pilasters and the elevation has stone string courses and coping to the gables. On the first floor are a pair of canted bay windows with timber-framed glazing with leaded transoms and stone hoods and pediments connected by a string course. The second floor has a pair of timber-framed double-casement windows, again with leaded transoms. The brick segmental arches have decorative stone keystones above which, in the gables, are a pair of oeil-de-boeuf windows with four keystones. The ground floor frontage dates from 2006 and has plate-glass windows and doors and a broad fascia panel running across all three bays. The interior is completely modern. The historic façade alone is being put forward for local listing.

Not included in the listing are the adjoining buildings to the north are the Grade II listed 8-9 Northbrook Street, and Grade II* listed 10-11 Northbrook Street. These constitute the present Camp Hopson store, owned by Morley's Stores since 2014. 8-9 Northbrook Street features a rainwater head dated 1790. 10-11 Northbrook Street is dated 1663. Further to the north is the Grade II listed 12 Northbrook Street, now Cobrizo Lounge café bar.

Reason for inclusion on Local List:

The four buildings which made up Camp Hopson for a large part of the 20th century (nos. 6-12), are an important architectural part of the Northbrook Street street-scene, recognized as a group in many postcards. As part of the only department store open in Newbury for most of the 20th century, the four buildings have a local social significance which is more than their simple architectural importance. They contribute materially to the character of Northbrook Street within the Newbury Conservation Area.

In architectural terms, the double gables of 6 Northbrook Street echo those of numbers 10-11 and together they bookend numbers 8-9. No 6 is a building by a Newbury architect, (Walter Henry Bell) who deserves local recognition. Although the frontage at street level is modern, the attractive frontage above street level is deserving of recognition and protection for its architectural merit, and attractive and complimentary design. It contributes to the ambience and amenity of the street scene of the Conservation Area.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Architectural or Artistic interest: 3, 10
Historic interest: 13
Group Interest: 23, 24

Reference: 23/00002/LOCAL

Address: Crabtree Community Centre, Faircross, Hermitage, Thatcham, RG18 9TL

Parish: Chieveley

Easting: 449793 **Northing:** 172824

Description:

Former Second World War military hospital building built for injured American serviceman. Used in the later 20th and early 21st century as a community centre. Built 1940-45.

Detailed Description:

Hermitage Camp was built during World War II as an American hospital and after the Americans left it was occupied by Polish refugees. When it was taken over by the School of Military Survey it was in a very dilapidated condition and the area, now occupied by the married quarters, was a jumble of hovels, some of which were still occupied. When the Unit arrived at Hermitage, inevitably there were no married quarters as it was a 'temporary' wartime camp. The majority of married officers and a few soldiers obtained hirings and eventually even purchased houses in Newbury and the local area. The majority of soldiers were accommodated in married quarters at Tidworth some 25 miles away. These unfortunate men, who were largely members of the permanent staff, had to travel daily to and from the School in trucks, a round trip of at least two and a half hours.

In 1954, 48 soldiers' quarters were built in Faircross and in the following year 16 officers' quarters were built at Curridge Piece and at the same time the NAAFI shop (Today's Costcutter shop) was built in Faircross. These quarters enabled both officers and soldiers on the staff to be accommodated near the camp and for the first time in the history of the School it was possible to establish a normal peace-time unit community, part of the wider civilian community in Hermitage.

Throughout this time one building has remained, virtually untouched in its external format. The building now known as the Crabtree Lane Community Centre was one of the original American Hospital buildings.

Single storey, rectangular brick built hut, with corrugated iron roof, and front entry oriented SSW, a second service door exists on the North side. Possible small modern extension to the south of the building. Sources suggest this building dates to 1940-45 period and was built as one of the hospital buildings for the American servicemen, the design and general appearance bears this out, as does comparison with photos of the site at this time. Windows mostly modern, interior also modernized.

The Crabtree Lane Community Centre was one of the original American Hospital buildings. It has stood the test of time and has been a regular meeting point for families of both Military and Civilian personnel living in the area. It has been a home to the Guides, Brownies, Scouts, Cubs, a Judo Club, Crafting, Mother and Toddlers, Crabtree Nursery, Model Railway Club, Gaming Workshop, Christmas parties, Easter gatherings,

presentation evenings and a myriad of special events like birthdays, weddings and social occasions. The inside of the building has been decorated numerous times, normally by 'self-help' from the military families.

External appearance only to be considered for Local Listing.

Reasons for inclusion on Local List:

The building has historical and architectural significance and should be considered of major interest to the residents of Hermitage and Curridge both for its original role in the WW2 camp, and for its continuing role as a surviving representative of the now vanished camp buildings.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Historic interest: 13

Group interest: 25

Reference: 23/00003/LOCAL
Address: The Village Pump, Compton Road, East Ilsley, Newbury
Parish: East Ilsley
Easting: 449385 **Northing:** 181127

Description:

Flywheel Water Pump and Well House, near the pond in East Ilsley, dating to at least 1934.

Detailed Description:

Flywheel Water Pump and Well House. 1934. Maker unknown. Cast iron A-shaped framework, flywheel and pump spout, set under a wooden open frame square well house with clay tiled roof, similar to a lych gate. The well house has a more modern fence set round it with concrete uprights and tubular metal bars – possibly to protect the structure from damage, as it sits close to a road.

Local knowledge suggests the pump was fitted in 1934 during a drought. The pump has an 80 foot borehole. It sits close to the village pond on the village green, beside the road from Boxford. No near neighbouring properties. The village green sits within the conservation area.

The pump has been maintained – the flywheel handle turns easily, and although there is some rust on the metal, it has been painted in modern times.

Reasons for inclusion on Local List:

Village pumps were a central focus for villages. This pump is of a late date according to local knowledge, but reflects a historic event – a drought in the 1930's - which made it necessary to have an alternative source of water. At this time outlying villages in West Berkshire probably still depended on wells or pumps for a water supply. The fact the pump has been maintained and continues to work recognizes its significance to the local residents.

The pump and its associated well house are an attractive feature on the village green and make a significant contribution to the character of the village. This central area of the village is fronted by historic buildings, some Listed, and the well house structure is entirely in keeping with the ambience of the area.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Architectural or Artistic interest:
Historic interest: 13
Group Interest: 24

Reference: 23/00004/LOCAL

Address: White Lodge, Donnington Grove, Donnington, Newbury,
RG14 2LA

Parish: Shaw Cum Donnington

Easting: 446330 **Northing:** 168725

Description:

Lodge of late 19th century date, on eastern approach to Donnington Grove from Donnington village

Detailed Description:

White Lodge is a late C19th gate lodge located within Donnington Grove Grade II Registered Historic Park and Garden, and Donnington Village Conservation Area (CA). Architect not known,

Painted brick with clay tiled gabled roof, with dentilled eaves, one original chimney remaining serving two rooms on each floor, possible original gutter and drainpipe, square plan form, sash windows, internal plan shows surviving original layout – three/four rooms on each floor, originally with fireplaces. Ground floor probably entrance hall, parlour, living kitchen and scullery, first floor probably upper landing and three bedrooms.

The description for the Registered Park of Donnington notes that a second drive approaches the house from Donnington village, with the entrance marked by White Lodge, 'a two-storey, whitewashed brick lodge'. This lodge has not been listed. Unlike Pink Lodge to the west and Lambourn Lodge to the south, White Lodge is not shown on the First Edition Ordnance Survey mapping but first appears on the 1899 Second Epoch OS map. The other lodges may be of late 18th or early 19th century date, but this building presumably fulfilled a later need for controlling access to Donnington Grove park from the village. It has architectural similarities with the late C18th Pink Lodge.

White Lodge is a charming and modest detached building, of painted brick construction. It is of simple form and construction, with a plain clay tiled gable clay roof, with dentilled eaves. Its significance is derived, in part at least, from the building's age; its traditional form and detailing; its historic and functional association with Donnington Grove Registered Park and Garden, Donnington Grove Grade II* house, and Donnington Village CA; and its modest form, which is typical of estate lodges. The house's existence bears testament to the historical development of Donnington Grove Park.

Reasons for inclusion on Local List:

Built as a gate house to Donnington Grove, this is a modest building of attractive character.

It was a gatehouse for the Grade II listed Donnington Grove, so it sits within the wider landscape of the Registered Park. It is an integral part of the Donnington Grove estate and its development over the years, and as such has special importance in this regard.

It marks a formal entryway at the boundary of the Donnington Grove estate.

It lies within the Donnington Village Conservation Area. Although currently overgrown with trees, it forms an attractive feature at the entrance to the Donnington Grove estate.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Architectural or Artistic interest: 3

Designed landscapes of interest: 20

Group interest: 24, 26

Reference: 23/00005/LOCAL
Address: Post Box, Welford, Newbury
Parish: Welford
Easting: 440980 **Northing:** 173144

Description:

Victorian wall box postbox cast in 1859.

Detailed Description:

Post Box; post-1869; Smith & Hawkes, Birmingham. Set into wall beside gates to part of Welford Park on south side of unnamed road in Welford, opposite St Gregory's Church

Cast iron painted red with 'Post Office' in raised type along rain shield at top, and 'Letter Box' in raised type below aperture. Bears Royal initials V R and Crown – V has been ground out and fixing holes for replacement letter. 'Cleared At' in raised type above notice plate. A letter box is shown in this position on the Berkshire Sheet XXXIV six inch map surveyed in 1878. Smith & Hawkes, Birmingham in raised type along base.

The wall box in Welford is of a particularly scarce model known as the 'Second National Standard No 2': according to the website of the Colne Valley Postal History Museum there are 'around 30' of these boxes still in use. In the context of some 11,500 post boxes in the UK, these are rare survivals. The Second National Standard boxes were introduced in 1869, and were made in cast iron by Smith & Hawkes of Birmingham, whose name is on the face of the Welford box.

The Welford box is even more unusual in carrying evidence of a rebranding of the box after Queen Victoria's death. The V of the royal cipher has been ground off and two holes remain of the attachment of another monarch's initial. A sample of a more common Victorian box where the V has been replaced by a G (for George V) in this manner is held by the Colne Valley museum.

Reasons for inclusion on local list

Iconic item of late C19th street furniture. As noted above, this box is of a particularly scarce type from an era before standardization of design took hold.

Smith & Hawkes were one of the earliest contractors for manufacturing post boxes, and produced a number of innovative post box designs during the period before standardization resulted in a small set of nationally implemented designs for pillar, wall and lap boxes. A number of Smith & Hawkes pillar boxes are nationally listed (eg. West and East gate Pillar Boxes, Warwick UID: 1364803 and UID: 10355502, both Grade II)

The implementation of an easy to use and readily accessible postal system is a key stage in British history and one that is widely celebrated. Early post boxes from the era pre-standardisation (1852-1879) are of particular interest.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Architectural or Artistic interest: 3, 6

Historic interest: 14

Reference: 23/00006/LOCAL
Address: Water Pump, School Lane, Burghfield Common, Reading
Parish: Burghfield
Easting: 465280 **Northing:** 166924

Description:

Late C19th/early C20th Water Pump.

Detailed Description:

Cast iron wayside hand water pump, possibly post 1911 (may be earlier) and certainly pre-1936. A well is marked at this spot on the Second and Third Edition OS maps of 1899, and 1911 respectively, a pump on Fourth Edition map of 1936, and 'issues' on Fifth edition map 1970. Manufactured by Joseph Evans of Reading. Set in concrete base of modern construction on School Lane, outside property boundaries in the lane.

Manufactured by Joseph Evans, and marked with the lion rampant which was used for pumps after 1890 by this manufacturer. Also carries the number "RD NO. 46671" known to be used on some pumps by Joseph Evans to indicate the design was first registered in 1886-87. The pump is somewhat rusted and has been buried in concrete up to about halfway up the post – this has led to the pump handle becoming bent sideways. However, although it lacks a cap, the remaining structure is in good condition, and the attractive pump spout and handle lug are undamaged.

Reasons for inclusion on local list

Iron water pumps were a familiar sight in Victorian villages, when piped water was not available and everyone used a well or a pump to obtain water on a daily basis. They are becoming a diminishing heritage asset now, many having been taken for scrap in wartime, or moved or discarded when roads were widened. This particular example may have been a local pump for residents or connected in some way with the school, and appears from maps to be situated in its original position. Joseph Evans & Sons was a well known and very successful pump manufacturer, selling pumps across the world. Founded in 1810, it was still running into the 1960's although it had by then changed hands several times and its trade had changed to specialist electrical pumps and water pressure cleaners.

A good example of an Evans pump, still in situ, and recognized by the local community as of value.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Historic interest: 13
Group interest: 25

Reference: 23/00007/LOCAL

Address: Well House, The Wells Recreation Ground, Bunces Lane,
Burghfield Common, Reading

Parish: Burghfield

Easting: 465385 **Northing:** 166675

Description:

Well Shelter erected in 1902 to commemorate Queen Victoria and Edward V. Architect unknown.

Detailed Description:

Four oak uprights with red clay tiled roof, square, open sided, contains central modern concrete slabs framing broken stump of an iron pump shaft and base. The shelter itself is marked with a dedication to Queen Victoria on two sides of the tie beam for the roof, which reads on one side 'To the memory of Queen Victoria, in the year of the Coronation of her son Edward VII, 1902', while on the opposite side is a biblical text, 'O ye wells, Bless ye the Lord' (from the Hymnal Benedicite omnia opera domine (15)).

Although the shelter is referred to as a well shelter, the remains of an iron pump shaft can be seen at the centre of the two concrete slabs which now sit at the centre of the shelter. The field itself is known as The Wells, which suggests a well or wells stood here, perhaps later replaced with a village pump. Although the HER record suggests the shelter has been moved from an original setting there is no absolute evidence of this. There is a pump marked on the 1936 6 inch to a mile map (Berkshire XLIV.4)
The shelter alone is to be listed.

Reasons for inclusion on local list

A few well-head shelters survive in West Berkshire, but this is notable in part because of the inscription, which is unusual – generally memorials to Edward V or Victoria are statues, drinking fountains or memorial stones, not something of greater public worth. It is in good condition, attractive and well maintained, and is a local landmark because of its position in a well-used recreation area.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Historic interest: 13

Group interest: 25

Reference: 23/00008/LOCAL

Address: Marlston Stile, Brockhurst School, Marlston, Hermitage,
Thatcham

Parish: Bucklebury

Easting: 453000 **Northing:** 171900

Description:

Circa C19th Metal stile.

Detailed Description:

Circa C19th Metal stile, located in the woods, on a footpath near Brockhurst School, Marlston.

Exact date not known but assumed C19th (Hedges Foundry ran from 1820's, Kings took over the Foundry in 1908). Hedges is a well known local foundry, based in Bucklebury. They have produced a range of surviving local metal structures including pumps and grave markers. This is the only known stile, although another (not located) is mentioned by BIAG and may also exist in the area.

Reasons for inclusion on local list

This is a quirky and unusual structure, in excellent condition and still in use on the footpath. It is possible it is a unique survivor made to Hedges own design.

Criteria under which asset qualifies for Local Listing (please refer to Criteria for Local Listing):

Architectural or Artistic interest: 7

Historic interest: 12