

HERITAGE STATEMENT TO ACCOMPANY PLANNING AND CONSERVATION CONSENT FOR A REAR DORMER EXTENSION

20 BELLE VUE ROAD, READING , RG1 7TX

DESCRIPTION OF THE PROPOSAL

Approval is sought, by the owners of **20 BELLE VUE ROAD, RG1** in **Reading borough**, for Conservation area consent for the following

Resubmission of previously withdrawn application (No. 221857), for the erection of two dormer windows to the rear roof slope.

CONTEXT AND ANALYSIS OF THE EXISTING BUILDING

20 Belle Vue Road is a two-storey end of terrace property. The property lies within **Russell Street/Castle Hill Conservation Area** of the Reading Borough RG1.



Front View

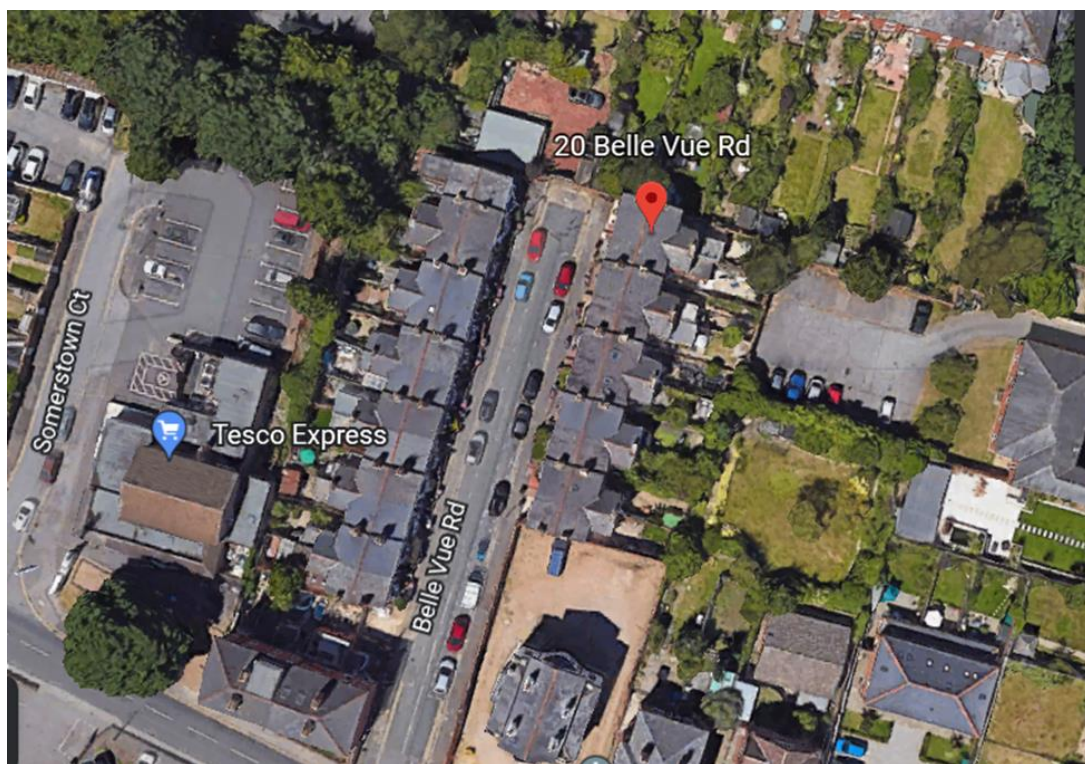


Rear View

History

20 Belle Vue, the building is within the Russell Street and Castle Hill, Reading, which includes earlier buildings in the Conservation Area built from brick or stone, and rendered with stucco, as can be seen along Castle Hill. However, the predominant material is the locally made red brick, which is the most popular material for houses on Oxford Road, Russell Street, Coley Hill, and intermediate streets. By the late 19th century, Reading would be known for the use of bricks of various colors, often white with red or cream, creating a variety of patterns. Examples include Belle Vue Road and Field Road. These are well-detailed houses from the late 19th century, and Belle Vue Road has two terraces of well-detailed terraced houses, with multicoloured bricks.

The short, quiet cul-de-sac of Belle Vue Road, was created prior to the 1890's from the side garden of Bellevue Villa. Belle Vue Road is associated with two-up, two-down, terraced polychrome houses creating a harmonious effect along both sides of the road. Regrettably, some of the façades have been painted, disrupting the once continuous polychrome detailing along the street. However, original windows have been retained on several properties and the doorways have attractive stone-arched in-set porches. There is still a fine high wall down the east side of Belle Vue Road separating the Villa from the development



Subject site and its surroundings

Street Appearance

The materials, style and scale of buildings is consistent throughout the street, including with its distinctive pitch roof and door openings, and original bay windows with front crown gable.



Street scene of subject property No. 20 Belle Vue Road

The external brick finish of **20 Belle Vue Road** is in good condition. The applicant is not doing anything to change the external street appearance of the house.

DESIGN STATEMENT

The existing building appears to be generally as old as the surrounding dwellings. The front and rear elevation are made of bricks, pitched roof and traditional windows. The property is considered a good quality dwelling house in a desirable residential area. The main implications for residents are special requirements for planning within the Conservation Area. It is the intention that the proposal will improve the appeal of the dwelling and will not disturb the streetscape in any way.

Proposed design:

The intention of the proposal is to make a modest intervention to the rear of the property by means of incorporating two dormer windows to rear roof slope to accommodate a new bedroom. We believe the proposed design is in keeping with the surround levels of development.

It is considered that the proposed extension would remain small in scale and would remain subordinate to the original building. The proposed extension would not detract from the character and appearance of the immediate area. The proportion and scale of the proposed extension would be no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

Materials

However, the existing end of terrace house is well detailed to the front and rear. In the new rear roof extension, we propose to replicate the existing style and material as close as possible. The proposed two dormer windows have dual pitch roof and glazed fenestration to its rear wall.

Amount

Specific to this application, the adjacent properties have constructed rear roof extensions to accommodate their needs. The design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.

Layout:

The remodelled dormer windows roof extension seeks to offer high quality amenity space and maximise the natural daylight using additional fenestrations and roof light.

Appearance:

The proposal has been designed carefully to improve the look of the rear elevation, whilst ensuring the scale is in keeping with the rest of the house. The only changes to the appearance are to the rear of the house, consisting of a proposed rear roof extension and detailing to match existing.

Access:

The proposal does not include changes to the house from the street. Vehicular access to the street and the house remains unchanged.

IMPACT OF THE PROPOSAL

Outlook and Amenity

Considering adjacent extended properties, the proposed rear roof extension will have a minimal impact on either adjacent property as the dormer extension is part of the built scenario. Therefore, it is assumed that our proposal will not give cause for concern.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The heritage and design statement have demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, and proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner`s amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favourably on this application.