

Heritage and Design Specification
For

76 Elmhurst Road
Reading
RG1 5HY



May 2023

The Site

The property sits on a level site with all services and drainage connected.

It finds itself approximately half way along Elmhurst Road, which is a fairly level road. The site is located within the Redlands conservation area.

Marlborough Avenue runs along the rear of the site and provides vehicular access to the garage. There is also a vehicular access off Elmhurst Road.

The site is approximately 30 m wide, whilst all other sites in the road are between 8 – 15 m (see location plan).

The House

The property was constructed in 1901 and is a typical Edwardian house.

Built with facing brickwork under a tiled roof and some areas of white rendering, and an area of decorative tile hanging on the front elevation.

The house externally is largely as it was constructed and is excellently maintained.

The sliding sash all bar windows all work as they should and are professionally painted.

The existing Games Room, located at the rear of the house, is a flat roofed extension and the only external alteration to the original. It was designed by Haslams of Reading and received planning permission and built during 1966. It is built in matching brickwork but with dark stained sliding doors and windows.

It is proposed to minimally extend the footprint using matching brickwork but installing white painted French doors and windows. In order to improve the roof insulation up to required standards, the top level of the roof would be increased in height by approximately 200 mm in order to add Celotex as a warm roof construction without removing the joists.

The windows' designs are based upon the existing windows and the roof supports to match the front porch.

Conclusions

The only aspect of the house to be minimally altered is the existing flat roof that, as it's been there for more than 50 years, is obviously aesthetically acceptable in this setting.

The proposals would have little or no detrimental effect upon any neighbours and we believe that an approval would be in order.