

PROPOSED EXTENSION TO 19 NEW ROAD, READING.

HERITAGE AND DESIGN STATEMENT.

8th JULY 2023.

Heritage context and background.

New Road is part of a Redlands conservation area which has a great variety of Victorian and Edwardian homes. New Road itself is principally Victorian, being a tight-knit mixed development, generally with smaller terraced houses and cottages compared with the rest of the conservation area.

The road is predominantly red brick with some contrasting local grey string courses. The roofs are shallow pitched with natural slate coverings. The slates would almost certainly have been brought to the town from Wales by the new Brunel railway line that arrived originally in Reading in 1840.

No. 19 was built in 1857 by Mr. W. Palmer with No. 21 and 23. This was a speculative venture built probably for Huntley and Palmer's staff. The group of houses, Nos. 19-23 stood alone until 1870 when the adjoining terrace 7 – 15 was extended to form No. 17. This made No 19 an end terrace rather than a detached cottage which it was originally designed as.

This can clearly be assessed when studying the different style and scale of the neighbouring houses. No. 19 has a different plan, scale and layout than No. 17 with a much wider plot and a driveway which is unusual for New Road.

No. 19.

As mentioned above, it was built as a modest "three up and two down" cottage, probably with an outside toilet and scullery.

Some time in the 20th century, the two front rooms were knocked into one, and a basic flat roofed extension was added at the rear to accommodate a utility and toilet.

As part of the property, there is an original corrugated iron store/old garage and behind that a more modern timber garden studio/office.

Generally the rear of the property is untidy and out of character with the original cottage and adjoining conservation area.

A more recent improvement is the removal of the pebbledash render to part of the original building.

The Proposal.

My client has lived in No.19 for six years. They have a young family and wish to stay in New Road for the foreseeable future.

They would like to make improvements to the accommodation of this house to make it a more suited family home for the 21st century while making a positive improvement to this corner of the Redlands conservation area.

The Plan is to make a second living/family room on the ground floor with a utility link to a re-built studio and work at home office.

To the first floor it is proposed to make better use of the existing accommodation by adding and modifying a space to give each member of the family a good sized bedroom of their own. It is also intended to add an additional bathroom.

The 2-storey part of the extension will extend into the back garden a similar distance as its neighbour at No. 17.

It is to be noted No. 7, 9, 11, 13, 21 and 23 have very substantial rear extensions larger than this proposal.

The extension will be constructed in matching red stock bricks and natural slate roof. The roof pattern will extend the pattern of the existing hip roofs to reflect the character of the original cottage.

This scheme would generally tidy up, rationalise and enhance this part of the conservation area while making it a practical family home.

19 New Road ~CONTEXT

ADMINISTRATIVE AREA READING

READING DISTRICT

Location



Rear View No 19



Title: Redlands Conservation Area

Drg no:

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