



**62 Goldsmid Road, Reading, RG1 7YB**

**Proposed erection of a part single part two storey rear extension to dwelling,  
following demolition of the existing outbuilding and conversion to HMO**

## **Heritage Statement**

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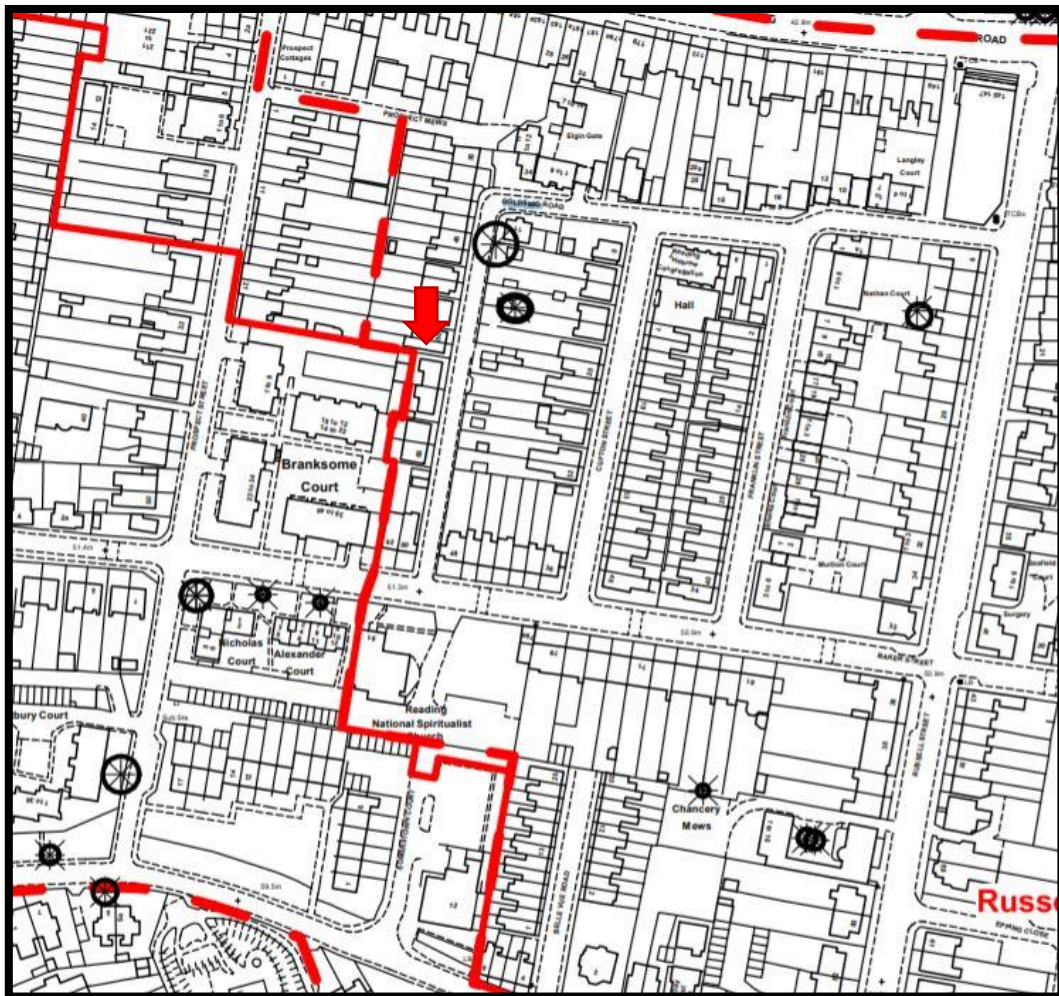
# 1. Introduction

## 1.1. Preface

This heritage statement has been prepared in support of an application for erection of a part single part two storey rear extension to dwelling, following demolition of the existing outbuilding and conversion to HMO at 62 Goldsmid Road, Reading, RG1 7YB.

The following statement covers the subject and information required for submission as set National Planning Policy Framework (2019) and Reading Borough Local Plan. This document will outline the application site history and the design strategy in relation to the heritage aspect for the proposed development. It should be read in conjunction with the submitted drawings.

## 1.2. Location of the site



1. Location map





2. Bird's eye photograph

## 2. Heritage Impact Assessment

### 2.1. Site Description

The application site is located on the western side of Goldsmid Road, within the boundaries of the Castle Hill/Russell Street/Oxford Road Conservation Area. The application property however is situated on the boundary of the conservation area. No. 62 Goldsmid Road dwelling is a semi-detached house, located within a group of semi-detached and terraced dwellings. Adjacent to no. 62 there are blocks of flats, situated outside of the conservation area, however as a whole the surrounding area is considered to be significantly mixed in terms of the scale and design of the properties.

At the end of the street, there is an attractive large oak at the bend in Goldsmid Road, which defines that corner and is protected under a Tree Preservation Order.

The most characteristic points of the conservation area to the west of Russel Street contains:

- largely of 2-storey, terraced early Georgian housing, later polychrome-patterned Victorian and Edwardian infill;
- 20th century infill development (where no. 62 Goldsmid Road belongs);
- Grade II listed, the only purposebuilt synagogue within Berkshire in the Moorish style. The area has a quiet residential character and fine highly-valued distant views of the green Caversham escarpment from along the higher ridge of Baker Street.





2. 66 - 60 Goldsmid Road - frontage



3. 62 Goldsmid Road – back elevation



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## 2.2 Impact of the proposed development upon the Conservation Area

### **Assessment of Significance**

#### ***Archaeological Interest***

The building has been formed as part of semi-detached and terrace of buildings, which dates to the C20. This creates a relatively low archaeological interest due to the age of development and more contemporary buildings to the back. Due to the long-term use within the area, there is likely to be buried archaeological evidence. The archaeological interest is considered to be of low significance.

#### ***Architectural and Aesthetic Interest***

The application property and the adjacent no. 60 are considered to be of a low aesthetic and design quality, with no outstanding architectural features, which would appear prominent in this part of the Conservation Area. The pair of semi-detached houses include typical features for 20<sup>th</sup> century housing, simple design including red brickwork, white-painted first floor, aluminium and white UPVC windows and brown roof tiles with hipped roof form. The main entrance is covered with a flat roof and ground floor windows include brick arches above. The application property also contains a single storey rear extension, which formed a family bathroom.

#### ***Historic Interest***

The building has historically been used as a domestic dwelling, however currently it is in a poor condition and state of repair. These works removed a large amount of fabric internally. Furthermore there are additional outbuildings within the gardens of no. 62 and 60 and extensions which appear alien and out of keeping with the character of the area. The historical interest is considered to be of a low significance in this particular part of the Conservation Area.

### **Proposed scheme**

#### ***Requirements for Change***

The objective in the proposed scheme is to remove the existing outbuilding and the single storey extensions, which are considered to be of a low quality and unsympathetic in relation to the host dwelling. Following the removal of the above elements, it is proposed to erect a part single part two storey rear extensions, improve the external appearance and improve the existing internal layout in order to create a 6 bedroom HMO.

#### ***Proposed Works***

It is proposed to:



- 
- Erect a sympathetic and well-balanced extensions to the rear, of a reasonable scale;
  - Create an additional openings within the newly proposed extensions;
  - Reinstate window opening to rear elevation;
  - Remove some internal walls to create better space within the flat;
  - Install new kitchen and bathroom units;
  - General internal redecoration.

### ***Design considerations***

The internal layout of the ground and first floor of the property has been altered since its original construction and has created a mixture of room sizes and an ad-hoc layout.

The proposed scheme should respect the building, but a balance may need to be formed to allow the building to offer a long term, sustainable function.

### ***Alternative options***

The proposed aim of the works provided limited options for a layout to form a sufficiently spacious internal space for a semi-detached dwelling. Consideration was undertaken to partially proposed a two storey side element, however it is considered that it would not appear as sympathetic within the street scene as the proposed two storey rear scheme. The two storey side was considered unpractical due to the limited separation from the side boundary.

### ***Reason for Proposed Option***

The chosen option offered the best solution to allow the ground and first floor to be used in a most functional, spacious and cost-effective way. The proposed design and scale would preserve the overall character of the surroundings, as the extension would be set down below the ridge and set back from the adjacent dwelling no. 60 on the second storey level, with no detrimental impact upon the wider urban grain and the host property itself.

### ***Materials to be used***

The proposed works will respect the building and the materials used within the existing building. Modern materials will be used for the creation of the new stud walls. It is proposed to use similar appearance of the rooftiles, brickwork and the fenestration details that would match the rear UPVC windows and doors, which would provide a consistent and cohesive look.

## **3. Conclusion**

By virtue of the scale and nature of the proposed development, it is considered that it would comply with the relevant parts of NPPF, RBC Local Plan, therefore we appeal, to approve the application.



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