

43A CHURCH ROAD, CAVERSHAM – ADDENDUM TO HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Addendum to the Heritage Statement (December 2021) has been prepared by JP Heritage Ltd on behalf of Mr and Mrs Pagella to inform a revised application to the approved scheme for a *proposed 2-storey rear extension, single storey link, replacement garage, fenestration alterations to listed building, conservation rooflights and internal amendments* (refs. 212027 and 212028).
- 1.1.2 This Addendum should be read in conjunction with the sections 3-5 of the original Heritage Statement which provides an assessment of the historic development and significance of 43A Church Road.

1.2 Heritage designations

- 1.2.1 43A Church Road is a Grade II listed building located within the St Peter's Conservation Area.
- 1.2.2 Banksfoot, 43 Church Road was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 22nd March 1957. The list description reads as follows:

Early and mid C18. 2 storeys, right hand part taller with attic. (Colourwashed brick. Old tile roof. Road front – 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.



Figure 1: 43 Church Road (right) and 43A Church Road (left)

1.3 Nature of the amended scheme

- 1.3.1 Following the approval of the 2021 scheme it became apparent that to retain the existing ground levels and to maintain the root protection areas of the existing trees, a retaining wall located to the side and rear of the proposed garage would be required. The details of the proposed retaining wall are set out in the application drawings and in the Design and Access Statement produced by Cookham Design Partnership.
- 1.3.2 In addition to the proposed retaining wall, there are some minor design changes to the proposed extension and to alterations to the existing building, as follows:

- Change to fenestration on the rear elevation of the extension;
- Replacing the approved lean-to roof to a flat roof;
- Removal of a section of wall to create a revised door opening;
- Removal of an internal partition;
- Infilling an external door.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 Retaining wall

- 2.1.1 There is currently a wattle fence to the rear of the garage which would be replaced. The height of the proposed retaining wall would be kept to a minimum with the main part of the structure concealed below ground. The upstanding section of the wall would be faced with waney edge board which would make reference to the use of timber board cladding used in the apex of the rear gable of the house and would also reflect the Arts and Crafts style aesthetic of 43A Church Road. The waney edged board would also have a more naturalistic appearance within the garden setting. The views shown on p. 9 of the Design and Access Statement demonstrate how the proposed retaining wall would have a low profile and would be visually unobtrusive within the setting of the listed building. It is also proposed to plant a hornbeam hedge along the line of the retaining wall. This will further contribute to a softening of the proposed retaining wall within the setting of the listed building.



Figure 2: Existing wattle fence to the rear of the garage

2.2 Revisions to the approved extension

- 2.2.1 Revisions to the fenestration on the rear elevation are very minor and would not change the overall aesthetic of the extension. The approved extension included the demolition of the existing rear lean-to but retained a lean-to roof form in the transition between the host building and the new extension. The mix of lean-to roof and flat roof, as approved, would result in a complex roof form that would provide an awkward junction in the transition between the old and the new. The proposed flat roof would provide a more coherent transition to the new extension. This part of the house would be in a discreet location and would not impact on important views or on the character of the street scene.



Figure 3: Rear elevation of 43A Church Road showing the lean-to that has been approved for removal and timber boards in the apex of the rear gable

2.3 Revised door opening

- 2.3.1 The approved scheme is for a 4-panel door positioned between the garage and the main part of the house. The revised design for this part of the house is to remove a section of wall associated with the early 1920s lean-to. This is shown on the 1920-21 proposed drawings. This wall is of brick construction and does not include any architectural fixtures or fittings. The 1920-21 remodelling of the house is considered to be of low heritage significance. This minor amendment would therefore have negligible impacts on the significance of the listed building. The proposed plank door is considered to be more in keeping with the historic character of 43A Church Road (see figure 6 of the 43A church Road Heritage Statement – 2021).

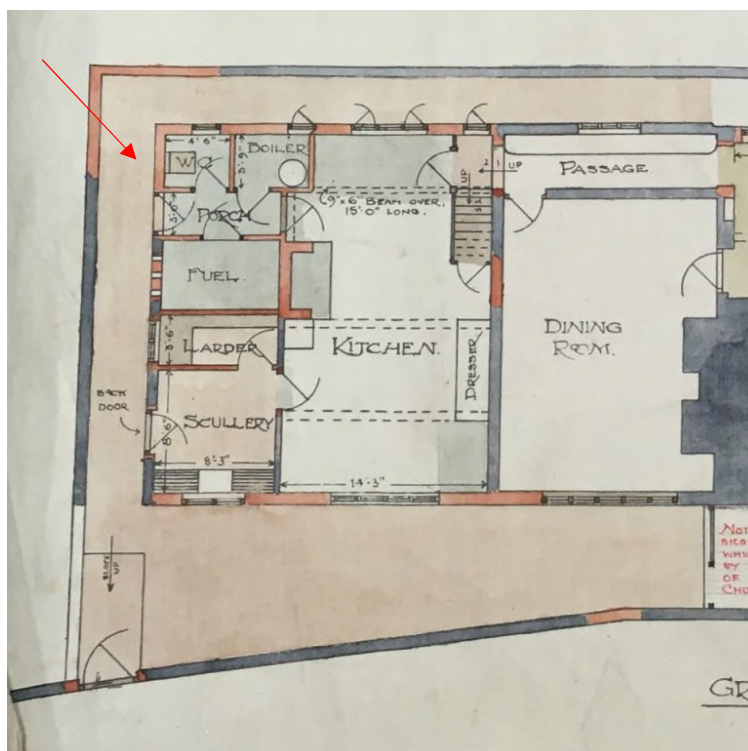


Figure 4: 1920-21 proposed ground floor plan drawing



Figure 5: Corner section of wall that has approval for removal and the area leading up to the garden gate that is proposed for removal

2.4 Removal of an internal partition

- 2.4.1 The partition proposed for removal relates to the early 1920s work. The 1920-21 proposed ground floor plan shows that this was a partition for a larder. The layout of this part of the house has been altered since the early 1920s. The proposed removal of the partition would impact on 20th century fabric of low significance which does not form part of a coherent historic layout.



2.5 Infilling of an external door

- 2.5.1 The 2021 approved scheme included the partial infilling of a door and the insertion of a window on the side elevation. This revised scheme proposes the infilling of the door opening. The existing door is modern and the opening itself relates to the early 1920s works. The

proposed change is reversible and would not impact on historic fabric or historic circulation routes of note.

3.0 CONCLUSIONS

- 3.1 The revised scheme for a retaining wall and alterations to the approved extension and to the listed building are minor in nature and have been designed to have due regard for the setting of the listed building, the character and appearance of the conservation area and to the historic character and significance of 43A Church Road. As such, it is considered that the revised scheme is in accordance with the NPPF and the Reading Borough Local Plan Policy EN1.