

Heritage Statement

for
162A Castle Hill, Reading, RG1 7RP

Oct 17th 2022

Location + Description of the Building

This 3-storey, Grade II listed town house with basement forms part of a terraced row within a conservation area and was built prior to 1843. The property is set well back from the main road with front driveway and spacious rear garden. The house has a kitchen and dining room which are located in the basement.

Proposal

The proposal includes; demolition of the existing conservatory and the addition of a new, external door to the rear of the utility room plus internal alterations in order to form a larger living space at basement level.

The proposed new door will be visible from the rear of the property but it will be in keeping with other external doors and so will not harm the character and appearance of the existing house.

From the pre-app advice of Dec 2021 '.....doors would be required to be of the same colour and material as the rest of the windows and doors on the property'.

The conservatory is now old and due to be removed. Removal of the conservatory, a more recent addition, is likely to be considered an improvement by the planning department.

Internal alterations at basement level will include the removal of one of the internal walls and raising the dining room floor to match the level of the kitchen. In addition, widening the existing opening to the kitchen. In the pre-app advice from Dec 2021, the conservation officer has stated that;

''significant original detailing is not greater than the upper floors therefore it is considered that the impact of the proposed works on the appearance of the host house and adjoining houses would not be detrimental' and ;

'any new openings through original walls should retain nibs to show the original room layout and configuration'.

As you can see on our proposed dwg: 300-A1-05-B we have retained nibs to either side of the proposed new and widened openings to the basement.

Construction requirements

In order to create the new opening at basement level, a section of existing internal wall will be removed. Nibs will be retained to both sides of the opening as advised by the conservation officer from the pre-app advice received on 14th Dec 2021

In conclusion, none of the works proposed are considered harmful in terms of design, appearance or impact.



Pic 1-Dining room floor to be raised up in line with kitchen area.



Pic 2. Existing conservatory to be removed.