

Fig.1: Existing view of Carlisle House from the south-west

Project:
Residential Refurbishment & Alterations

Site Address:
Carlisle House,
118 Oxford Road,
Reading
RG1 7NG

Client:
Turner Property Ltd

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Fig.2: Existing view of Carlisle House from the south

1.0 INTRODUCTION

This Statement is written as a supporting document for a Full Planning and Listed Building Consent Application to Reading Borough Council associated with development at Carlisle House, 118 Oxford Road, Reading, RG1 7NG.

The development proposals involve comprehensive refurbishment and change of use from 4no. dwelling flats (C3a use) to become 6no. dwelling flats (C3a use). The expansion of accommodation is enabled by:

- Internal layout modification
- Refurbishment of the existing lower ground floor rooms
- Extension of the existing second floor in-roof accommodation

In addition to the existing building refurbishment and alteration works, the following associated elements are proposed:

- Boundary treatment improvements
- Construction of plant room and cycle store out-buildings
- Comprehensive hard and soft landscaping improvements

The existing residential accommodation is not of high quality and many building elements are in a poor dilapidated state requiring comprehensive repair or replacement.

The development proposals will:

- Enhance the appearance and setting of the listed building along with the appearance of the wider Conservation Area
- Provide significant improvements to the quality of residential accommodation
- Deliver more effective use of the existing building, expanding the amount of residential accommodation assists to financially enable the required refurbishment and ensure the longer-term sustainability for upkeep of the heritage asset.

Due to the listed building status and general complexity of the proposed development, we propose for further discussion with the Local Authority Heritage Officer to agree on the final approach and detailing of the alterations proposed. We look forward to working in an effective and collaborative manner with the Reading Borough Council Planning Department in order to progress the development forward and deliver the significant enhancements required to better secure longevity for this important site and building.

This statement is to be read in conjunction with the following documents:

Weston & Co Architects:

18009_9.1_22.03.25_PS_Photographic Survey
18009-PL-01 Location and Block Plans
18009-PL-02 Existing Site Plan
18009-PL-03 Proposed Site Plan
18009-PL-04 Existing Lower Ground and Ground Floor Plans
18009-PL-05 Existing First and Second Floor Plans
18009-PL-06 Existing West and South Elevations
18009-PL-07 Existing East and North Elevations
18009-PL-08 Proposed Lower Ground Floor Plan
18009-PL-09 Proposed Ground Floor Plan
18009-PL-10 Proposed First Floor Plan
18009-PL-11 Proposed Second Floor Plan
18009-PL-12 Proposed Roof Plan
18009-PL-13 Proposed West Elevation
18009-PL-14 Proposed South Elevation
18009-PL-15 Proposed East Elevation
18009-PL-16 Proposed North Elevation
18009-PL-17 Existing & Proposed Boundary Wall Elevations
18009-PL-18 Proposed Cycle Store & Plant Room Elevations
18009-PL-19 Proposed South Elevation - Rendered

Designer Landscapes:

Garden Design Statement
Landscape Plan
Planting Plan P1
Planting Plan P2
Planting Plan P3
Planting Plan P4

S J Stephens Associates:

1621_Arboricultural Impact Assessment 21.03.22
1621-02A_Tree Protection Plan

John Wenman Ecological Consultancy:

R2496d_Preliminary Ecological Assessment

2.1 Site Location

The application site is located approximately 300metres to the west side of Reading town-centre on the north side of Oxford Road. As a result, the development is in a very sustainable location benefiting from excellent access to a broad range of employment, retail, leisure and transport opportunities.



Fig.3: Aerial photograph extract

The site is also located within the Russell Street and Oxford Road Conservation Area at its northern boundary.

2.2 Site Context

The character of Oxford Road adjacent to the application site is generally defined by the Georgian and Victorian terraced buildings containing a mix of uses often with commercial active frontages at street level. The character of the site is very different with significant 50-metre and 11-metre building setback away from Oxford Road and Trinity Place respectively. The spacious southern and eastern portions of the site provide the existing green shared amenity space which is proposed to be enhanced with a high-quality, more formal landscaped garden appropriate to the grandeur of the listed building.



Fig.4: View of Oxford Road's Georgian Terraces to the South of the site

The grade II listed Church of the Holy Trinity is located to the south east of Carlisle House on the neighbouring plot, fronting onto Oxford Road. The majority of the shared boundary in this location is defined by a stone retaining wall creating the ramped access from the church's Oxford Road frontage down to the crypt beneath the church. Along the retaining wall boundary within the Carlisle House site are located several self-seeded sycamore trees which have been allowed to grow un-restrained and are now causing significant damage to the retaining boundary wall between the two listed buildings. These large sycamore trees, when in leaf, also block out very significant amounts of daylight to the south and east facing rooms at Carlisle House. As part of the application, it is proposed for the sycamore trees to be removed and replaced with other more appropriate tree planting on the site.



Fig.5: View of self-seeded sycamore trees causing partial collapse to boundary retaining wall

The neighbouring plot which cuts into the south western corner of the application site accommodates the modern Oddfellows Hall building which houses the Reading branch of the Oddfellows community support charity. In between the Oddfellows Hall and Holy Trinity Church plots is located the 7.5-metre-long Oxford Road street frontage of the Carlisle House site which offers pedestrian and cycle access. The current brickwork and steel railed gate boundary treatment is not original and is proposed to be replaced as part of the application with a higher quality solution more congruous with the status of Carlisle House.



Fig.6: View of Carlisle House Oxford Road frontage between the Oddfellows Hall (L) and Holy Trinty Church (R)

The existing vehicle access to the application site is located within the western boundary providing access directly to the resident's car parking area. Along the western boundary with Trinity Place there are regular pollarded Lime trees within the site abutting the attractive original stone boundary wall. The existing vehicle access gates are of relatively poor quality and are proposed to be replaced with a more appropriate solution.



Fig.7: View of western boundary with Trinity Place and vehicle access gates which are to be replaced.

Due to an historic significant reduction to the Carlisle House plot size to the north and east there are only small building set-backs from the boundaries ranging between 2 and 5 metres. There are modern housing blocks located to the west and north west of the site, car parking to the north, a dilapidated and vacant office building to the north east and night club building located to the east.



Fig.8-9: View of Carlisle House from the north east (L) and the north (R), illustrating the inherently awkward relationship between the listed building and it's north and eastern boundaries.

To the west of the application site lies the Reading Borough Council Local Plan allocated Chatham Street, Eaton Place and Oxford Road development site ref: CR12c. This site has been identified for predominantly residential and community use development with potential to provide 180-260 dwellings.

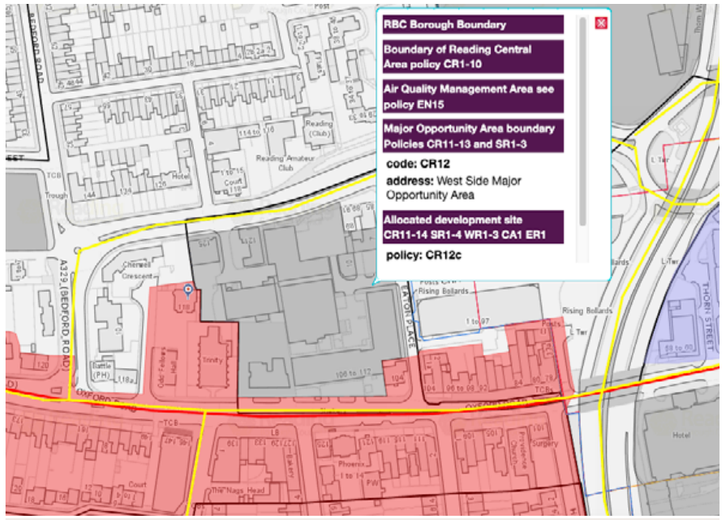


Fig.10-11: Extract from Reading Borough Council Planning Proposals Map and allocation description of site ref: CR12c

Refer to the separate Photographic Survey document ref: 18009_9.1_22.03.25 to gain a more thorough understanding of the physical context of the site and building context.

2.3 Building & Tenancy Context

Carlisle House itself was originally built as a grand house for the clergy serving Trinity Church in the Victorian era which was then subsequently subdivided into 4no. flats during the 1930s. The change of use to separate flats fundamentally altered the internal layout principle and was not carried out in a sensitive manner resulting in fairly significant harm to the appearance and arrangement of the building. Additional information describing the historic and current arrangement of the site and building is provided within the Heritage and Layout sections of this statement. Additional clarifications describing how improvements to the site and building are proposed are provided within the Layout, Appearance and Landscaping sections of this statement.



Fig.12: View of south elevation with non-original central entrance door and windows

The Applicant acquired the site with the existing building in a state of disrepair with the following significant dilapidations:

- Significant electrical safety issues which require all electrical wiring installation to be replaced
- No central heating to the flats
- Significant damp issues
- Structural issues particularly relating to the ground floor

At the time of purchase, of the 4no. tenants, 2 had protected tenancies (flats 1 and 3). The flat 1 tenant was elderly and vacated to sheltered housing accommodation elsewhere. The flat 3 tenant was re-housed by the Applicant in alternative accommodation due to the state of disrepair and electrical safety issues. The flat 4 tenant remains acting as a caretaker assisting to prevent the building from becoming a target for breaking / entering and unlawful occupation.

The building is currently in poor condition requiring extensive repair involving expensive works. The extension to habitable accommodation within the existing basement / lower ground floor and the second floor providing the additional two flats serve as enabling development for the works assisting to ensure future longevity for the listed building.



Fig. 13



Fig. 14



Fig. 13-15: Photographs of building dilapidations

2.4 Northern Stepped Lightwell Context

There exists an unusual issue relating to land ownership of the stepped access lightwell on the northern side of the house within the site. This lightwell is located wholly within the Land Registry Title and current curtilage of Carlisle House, however it is legally owned by Reading Borough Council.

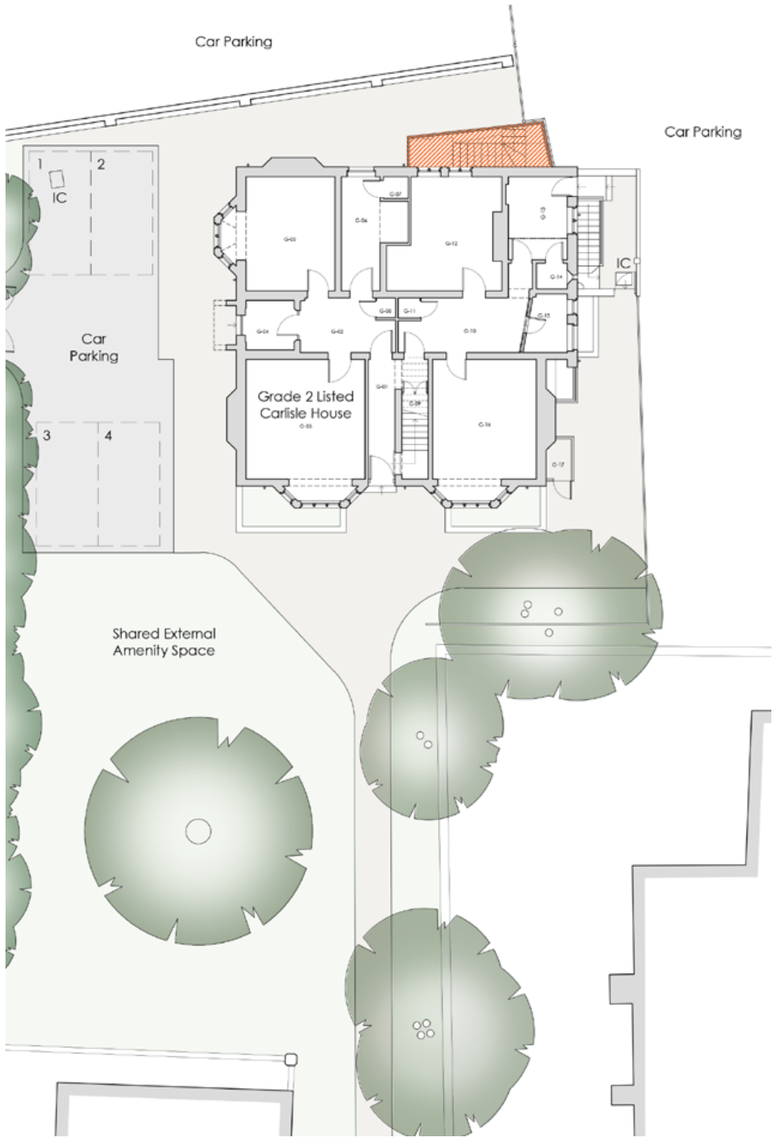


Fig. 16: Extract from Existing Site Plan drawing ref 18009-PL-02 highlighting site portion owned by Reading Borough Council (hatched orange)



Fig. 17: Photograph of stepped access lightwell owned by Reading Borough Council

We consider that this situation has arisen due to a possible historic conveyancing error when land to the north of Carlisle House has been carved-up and sold for development. The Applicant seeks to use this planning application to enable discussion with the relevant Reading Borough Council department in order to better resolve this issue and return this small isolated parcel of land to the Carlisle House ownership Title.

3.1 Conservation Area

The application site is located within the Russell Street / Castle Hill Conservation Area at the northern boundary.



Fig.18: Conservation Area boundary extent plan extract indicating the site highlighted in green at the northern edge

Within the Conservation Area, the application site is located within the Oxford Road Character Area. This character area is generally defined by the Georgian and Victorian terraced buildings along Oxford Road containing a mix of uses, often with commercial active frontages at street level. These terraces are predominantly constructed with red brickwork or painted render walls and natural slate roofs.

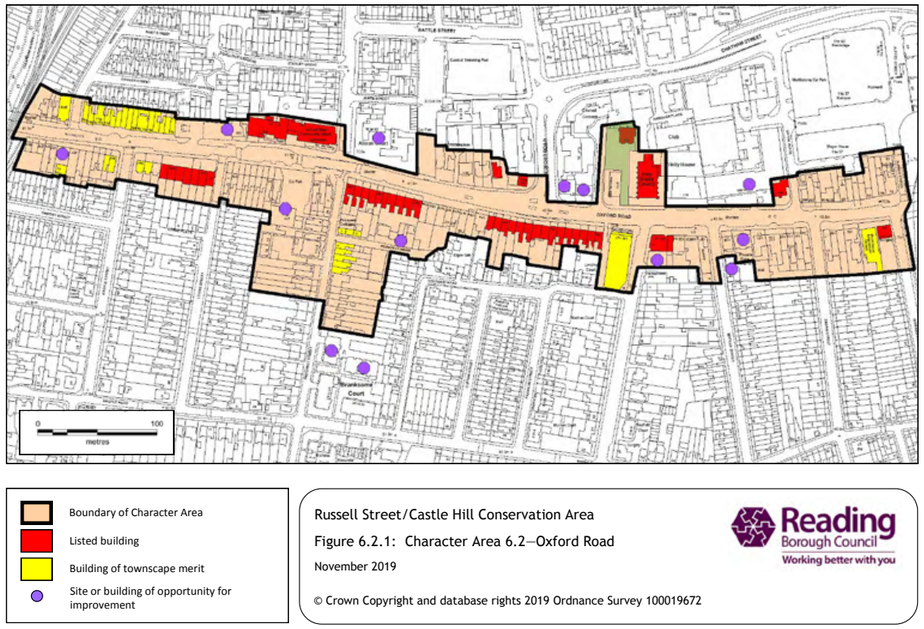


Fig. 19: Oxford Road Character Area plan extract indicating the site highlighted in green

Today, in urban design terms 118 Oxford Road, known as Carlisle House, is a relative anomaly within the character area due to its design as a standalone 'object' building with significant 50-metre set-back from Oxford Road and very limited site street frontage. The stonework walls and neo gothic detailing (which Carlisle House shares with its listed building neighbour at Holy Trinity Church) further set the building and site apart within the Conservation Area.

Historically, there was a small cluster of neo gothic buildings comprising comprising the Holy Trinity Church complex:

- Holy Trinity Church
- Holy Trinity School (now the Oddfellows Hall)
- Trinity Parsonage (Carlisle House / 118 Oxford Road)

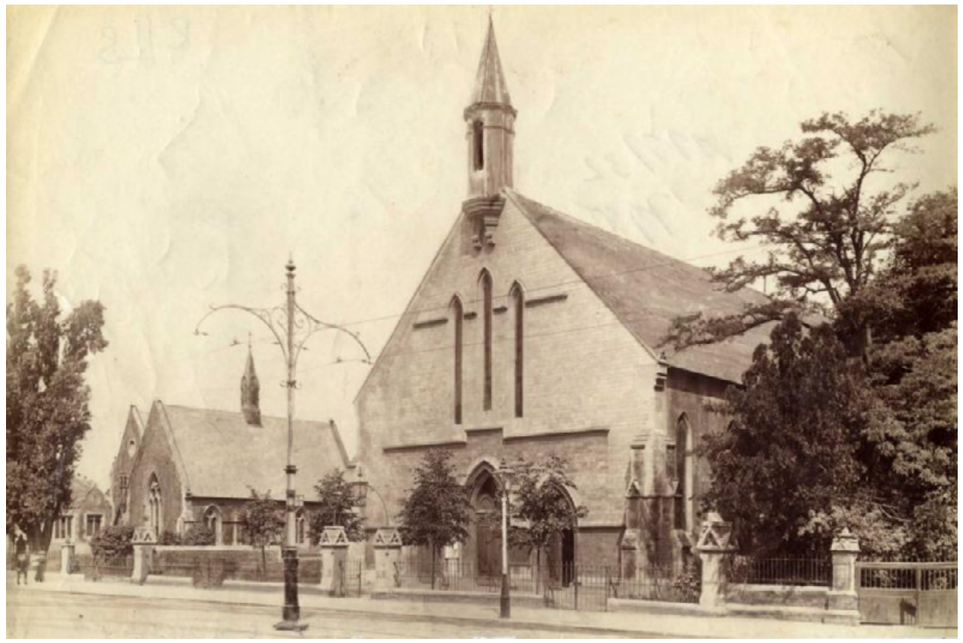


Fig.20: Historic photograph of Holy Trinity Church and Holy Trinity School (circa 1904), Reading Library Local Studies Collection



Fig.21: Current photograph of Oxford Road with Oddfellows Hall on the site of Holy Trinity School

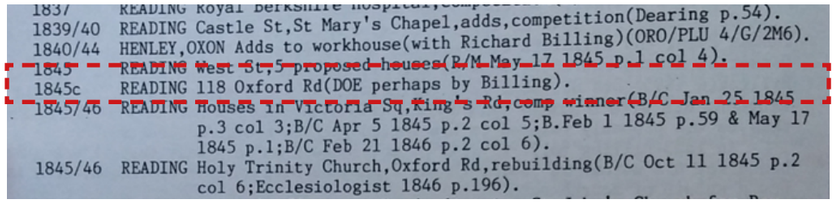
The Holy Trinity School buildings were replaced by the Oddfellows Hall building around 1970 and the original boundary treatments have also been lost which have had an unfortunate impact on the character on this portion of Oxford Road.

3.2 Site and Building

118 Oxford Road, also known as Carlisle House, is understood to have been built around 1845 and was first listed grade II with Historic England in 1978 under listing entry number 111351, see listing wording extract below:

'Circa 1845, probably by John Billing. Ashlar 2 1/2 storey villa with slate roof and extruded chimneys. 2 storey angled bays flanking present (modern) entrance and with gables above having 2 light windows to attic. Gabled porch to west.'

The building is considered to have been designed by local Architect John Billing who is acknowledged as the Architect for the Holy Trinity School and the rebuilding of Holy Trinity Church on the neighbouring Oxford Road sites.



1837 READING Royal Berkshire Hospital,competition(Dearing p.54).
1839/40 READING Castle St,St Mary's Chapel,adds,competition(Dearing p.54).
1840/44 HENLEY,OXON Adds to workhouse(with Richard Billing)(ORO/PLU 4/G/2M6).
1845 READING West St,5 proposed houses(B/M May 17 1845 p.1 col 4).
1845c READING 118 Oxford Rd(DOE perhaps by Billing).
1845/46 READING Houses in Victoria Sq,King's Rd,comp winner(B/C Jan 25 1845 p.3 col 3;B/C Apr 5 1845 p.2 col 5;B.Feb 1 1845 p.59 & May 17 1845 p.1;B/C Feb 21 1846 p.2 col 6).
1845/46 READING Holy Trinity Church,Oxford Rd,rebuilding(B/C Oct 11 1845 p.2 col 6;Ecclesiologist 1846 p.196).

Fig.22: Extract from Architect John Billing's Biography and Works, A Biographical Dictionary of Architects at Reading.

It has been confirmed by copy of a deed that the property's name was chnged from Trinity Parsonage to Carlisle House, however the origins of the name are unclear. The name Carlisle House emerges in local directory and OS mapping records starting from 1879.

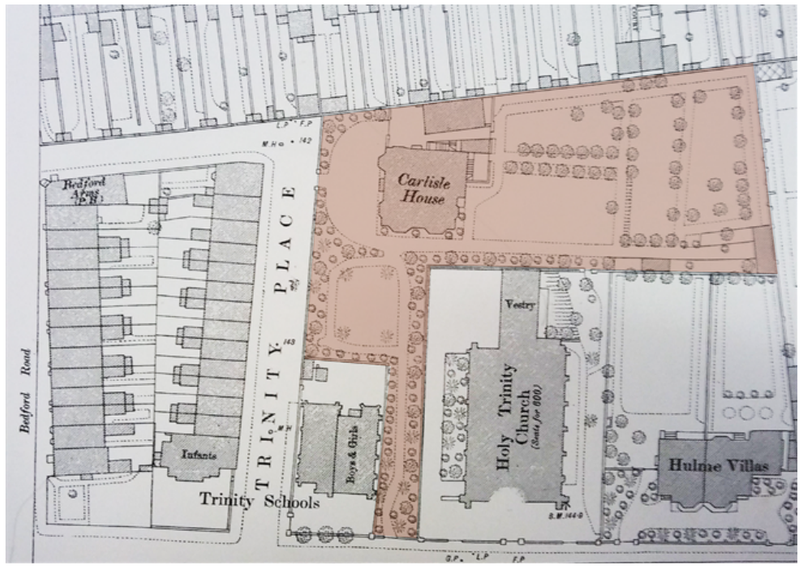


Fig.23: Extract from 1879 OS Map acknowledging Carlisle House name and illustrating the original plot extent with large garden to the east of the house. Orange infill highlighting original Carlisle House plot

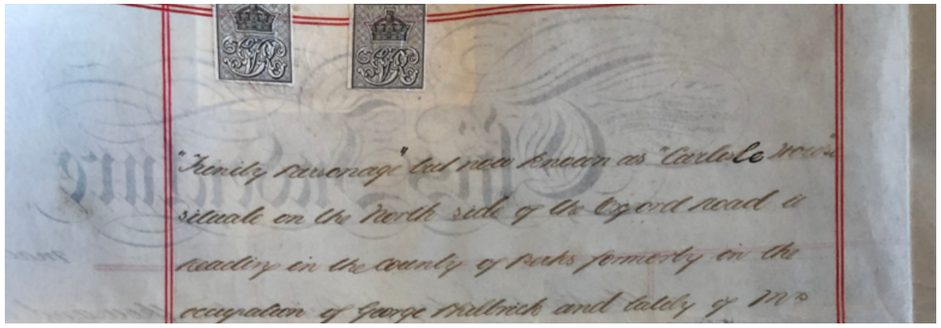


Fig.24: Extract from property name change deed

One of the most significant occupants of 118 Oxford Road was building contractor McCarthy Edward Fitt who was resident from 1901 until he died in 1915, his wife continued to live there until 1925. Mr Fitt established his company's workshops and yard at the eastern end of the original large plot belonging to 118 Oxford Road. His contracting firm were specialist in monumental masonry and were credited for building significant local buildings including Henley Town Hall and the Reading Corporation Art Gallery.

Following the Fitt family's departure from 118 Oxford Road the original house was sub-divided into 4no. residential flats, used to house employees of the family firm, which began being recorded with four separate occupants in local directories from 1937. The site was divided at this stage with the residential building and associated garden to the west and the builder's yard to the east. It is clear that the McCarthy E. Fitt contracting name continued long after it's founders' death as can be seen from the 1929 Kelly's trades directory extract below. Later Ordnance Survey mapping records a new access serving the builders yard being created north through to Chatham Street, with a builder's yard being recorded in this location up until at least 1961.



466 BUI READING, ETC., TRADES DIRECTORY.

Established over 40 years.

McCARTHY E. FITT

118 Oxford Road, Reading.

Telephone 509.

BUILDER & CONTRACTOR

Decorator and Sanitary Engineer.

Works executed include:

Public Buildings, Schools, Residences, etc.,
under leading London and Provincial Architects.

Fig.25: McCarthy E. Fitt advert from Kelly's Trades Directory, 1929

Between 1960 and 1980 there was major change to the site's context at its north, east and western boundaries with the clearance of the original terraced housing along Chatham Street and Bedford Road as well as the builders workshops and yard. The land clearance was carried out in order to build the residential, office and night club buildings which are still present today.

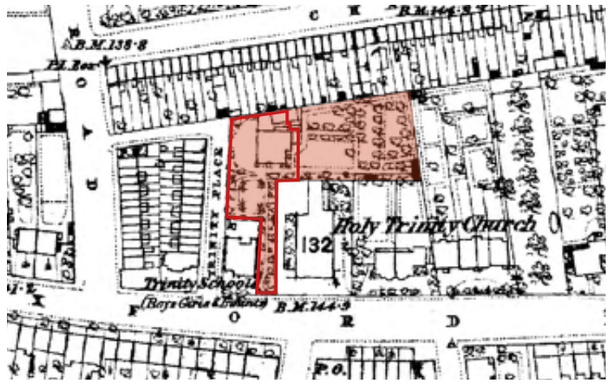


Fig.26: Historic Map Extract from 1879

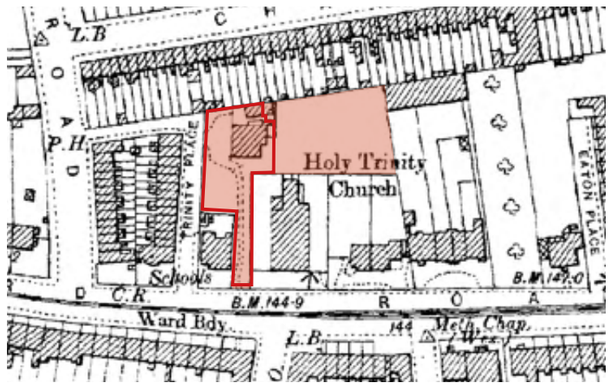


Fig.27: Historic Map Extract from 1899

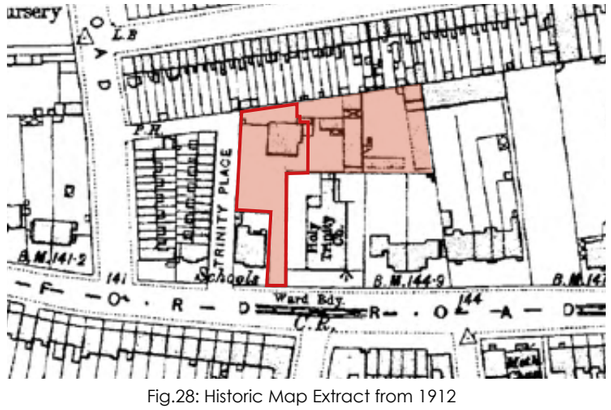


Fig.28: Historic Map Extract from 1912

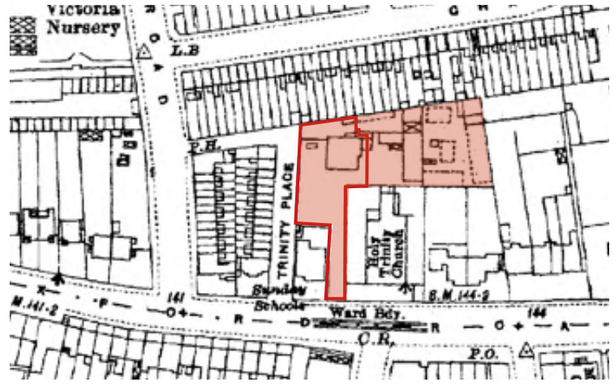


Fig.29: Historic Map Extract from 1931



Fig.30: Historic Map Extract from 1958-61

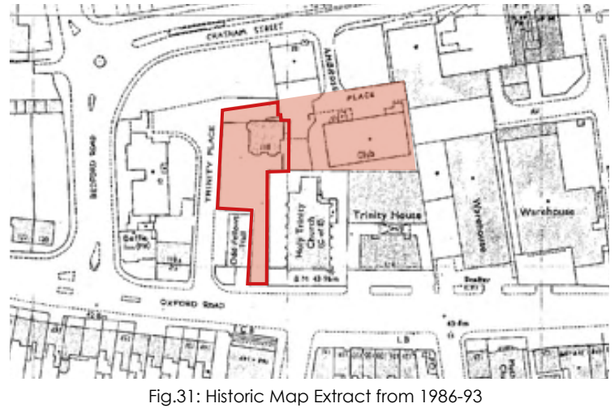


Fig.31: Historic Map Extract from 1986-93

The original building was built with natural stone walls with steep pitched natural slate gabled roofs in a gothic revival style which was popularly used for high status buildings during the Victorian era.

The use of pointed arch profile window and door heads and gothic style mouldings have been used extensively throughout the building's exterior.



Fig.32: View of Carlisle House with gothic details from the north west

Following its construction, the significant event to date in the life of the existing building was its sub-division into 4no. separate residential flats in the 1930s. It is understood that the floor plan arrangement established at that time is how the building remains today.

The change of use and subdivision was carried-out in a fairly heavy-handed way which resulted in the following significant changes:

- The original staircases from basement up to first floor level have been removed. Reported that the stair was relocated to an arts and crafts style house called Monksway which Selina Fitt (McCarthy's widow) had built on Southcote Lane, Reading after 1925.
- The large lower ground / basement rooms which benefit from natural light and a good 2.5 metre ceiling height were left vacant
- All ground floor entrance doors became inaccessible
- New door and window openings installed to the south elevation causing harm to the appearance of a principle elevation

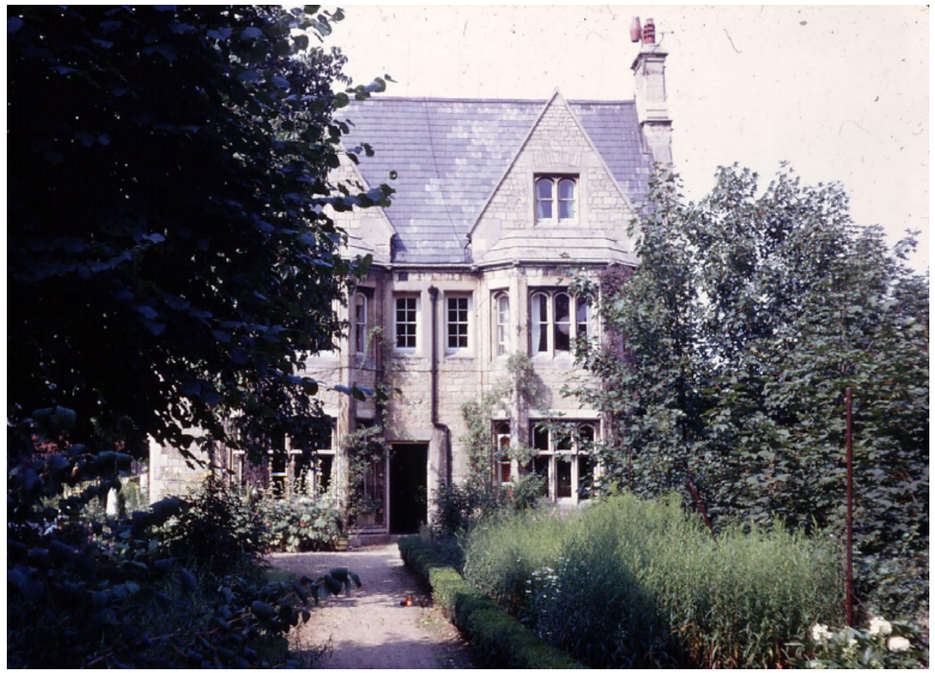


Fig.33: View of Carlisle House south elevation from 1970, following flat conversion but prior to removal of chimney stacks.

It is possible to reasonably establish what the original layout had been like by examining clues visible within the building fabric, including imprint of the original stair case within the basement and the apparent external window and door alterations.

The floor layout diagrams below highlighting the proposed original house layout in orange overlayed above the existing floor plans have been based on examining the apparent clues to the original form.

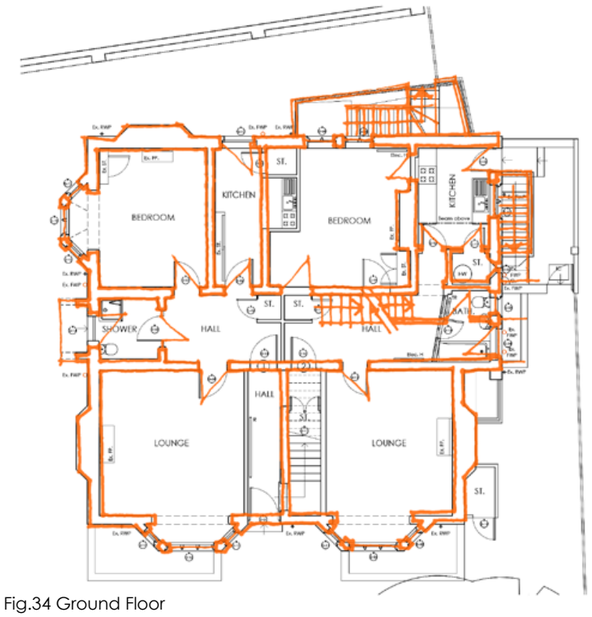


Fig.34 Ground Floor

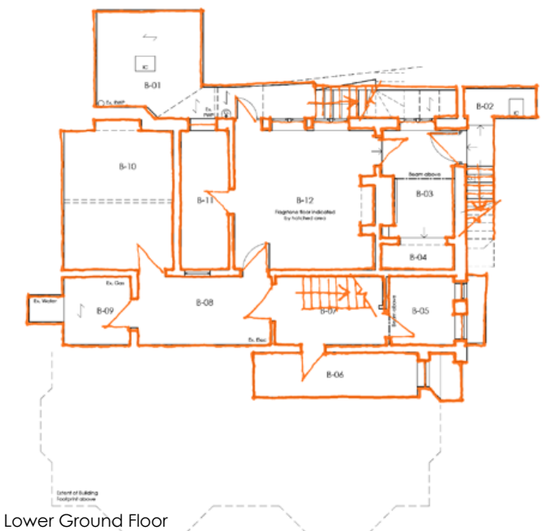


Fig.35: Lower Ground Floor

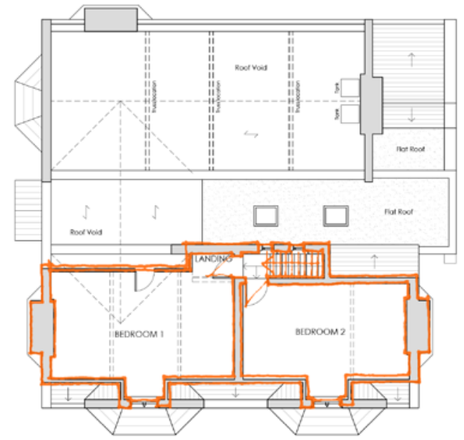


Fig.36: Second Floor

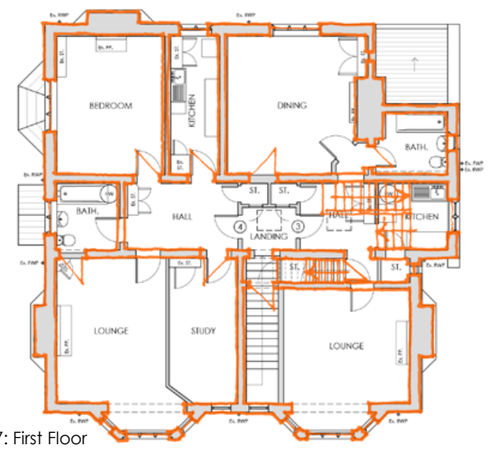


Fig.37: First Floor

Fig.34-37: Orange line proposed original house floor layout proposal overlayed on existing floor plans.

4.0 AMOUNT

4.1 Site and Building Accommodation

The application site area is 1123 square metres.

The existing gross internal floor area of the building is 460 square metres, proposed to increase to 522 square metres, the additional 62 square metres being provided by the extension of the second-floor accommodation.

All of the proposed flats have a net sales area which far exceeds the nationally described space standards which have been adopted by Reading Borough Council. Refer to the schedule of accommodation table below for better clarification of the proposed dwelling flat areas in comparison to the space standards.

Schedule of Accomodation			
Flat no.	Flat Size	Net Sales Area	Space Standard
1	2 bed / 4 person	99 sq.m	70 sq.m
2	1 bed / 2 person	68 sq.m	50 sq.m
3	1 bed / 2 person	73 sq.m	50 sq.m
4	1 bed / 2 person	64 sq.m	50 sq.m
5	1 bed / 2 person	65 sq.m	50 sq.m
6	2 bed / 4 person	106 sq.m	70 sq.m

Fig.38: Schedule of Accommodation Table Extract from Proposed Site Plan Drawing 18009-PL-03

4.2 Car Parking

The existing car parking provision of 4no. car spaces in the north-west corner of the site remains unchanged. The site is located within Zone 2 of Reading Borough Council's Parking Zonal Scheme which specifies that a provision of 6no. car spaces should be provided (one per dwelling flat). We propose that the provision of a total of 4no. spaces should be deemed acceptable given the location of the site in such close proximity to the town centre with its associated employment, retail, leisure and public transport opportunities. The addition of 2no. additional car spaces would be possible within the site however we consider the enlargement to the car parking area would cause harm to the setting of the listed building.

4.3 Cycle Storage

Secure and sheltered cycle storage is proposed within a new detached cycle store in the western corner of the site adjacent to the boundary with the Oddfellows Hall. Reading Borough Council's cycle parking standards would require that storage for 3no. cycles is provided (0.5 spaces per flat). The proposed store will be large enough to accommodate 6no. spaces. The over-provision is proposed to compensate for the shortfall in car parking provision and will assist in providing a clean transport strategy to the development.

4.4 Bin Storage

Bin storage is proposed in a screened area to the east of the building and north of the proposed plant room out-building. Provision has been made for the storage of 2no. 1100 litre four wheeled bins, one for landfill refuse and the other for mixed recyclables.

Bin collection area is proposed in a screened area at the southern end of the application site adjacent to Oxford Road and the boundary with the Oddfellows Hall. The Applicant will have a management system in place to ensure that the bins are moved between the bin storage area and bin collection area according to the correct collection days.

4.5 External Amenity Space

Semi-private amenity space is proposed to serve Unit 1 and Unit 3 to the north and east sides of the buildings respectively. A private external roof terrace amenity space is also proposed to serve Unit 6 on the second floor.

High quality shared amenity space for the benefit of all the units is provided within the landscaped gardens within the site to the south side of Carlisle House.

5.0 USE

The existing use is as 4no. dwelling flats (C3a use class). This use was established around 1937 when Kelly's Directory began recording the address comprising of 4no. individual flats and occupants.

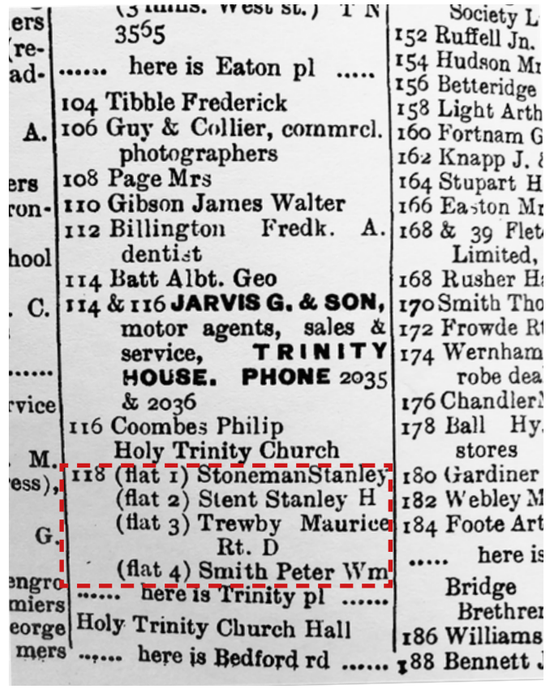


Fig.39: Extract from Kelly's Directory

It is proposed to change the use to become 6no. dwelling flats (C3a use class).

6.0 SCALE

There is no material change in scale proposed by the application.

7.1 Proposed Site Arrangement

The pedestrian, cycle and vehicle access arrangements and general car parking and landscaping layout remain un-changed by the proposed development.

A bin storage area is proposed to the south east of the existing building, and associated bin collection area is proposed adjacent to the southern pedestrian access point on the Oxford Road boundary.

A new detached cycle store out-building which also contains a garden seat loggia structure to its north east elevation is proposed adjacent to the corner bounded by Trinity Place and the Oddfellows Hall.

A new detached plant room out-building is proposed to the south west of the existing building to the north of the retaining wall boundary with Holy Trinity Church.

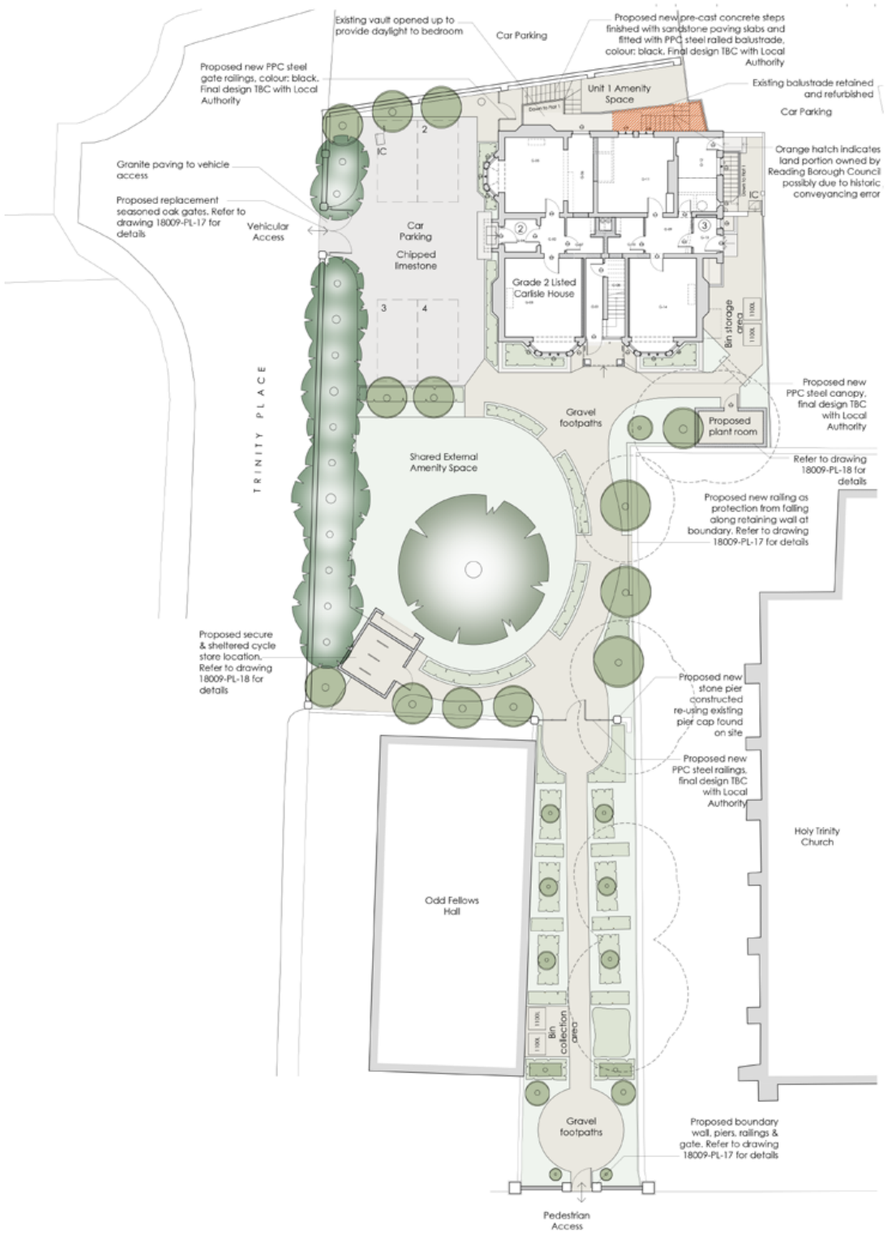


Fig.40: Proposed site plan extract from drawing number 18009-PL-03

7.2 Proposed Building Layout General Matters

The previous subdivision of the original house layout into 4no. separate flats resulted in the layout becoming carved up and loss of the majority of original features including the original staircases and the 3no. ground floor level access doors. The proposed plans submitted with this application seek to create high quality residential flats meeting current standards and can also deliver on the following aims where possible:

- Reinstate original external door access points
- Reinstate room sizes back to their original sizes where practical

7.3 Proposed Lower Ground Floor

It is proposed to reinstate the existing lower ground floor basement rooms back to being usable and habitable taking advantage of the established 2.5 metre ceiling height.

The layout principle is proposed to position flat no.1's habitable rooms in locations along the northern and western portions of the lower ground floor to take advantage of existing lightwell, window and door positions.

Non-habitable rooms such as bathrooms and storage spaces have been located along the southern portion of the basement where there are minimal opportunities for natural light to be admitted to the dwelling.

It is proposed to open-up the existing vault to the north of the building in order to create a more open feel to the flat access whilst also allowing more daylight to the Bedroom 1 and Hall spaces.

The flat no.1 layout is proposed to make the most effective use of the existing walls and partitions whilst creating residential accommodation to meet current standards and market expectations.

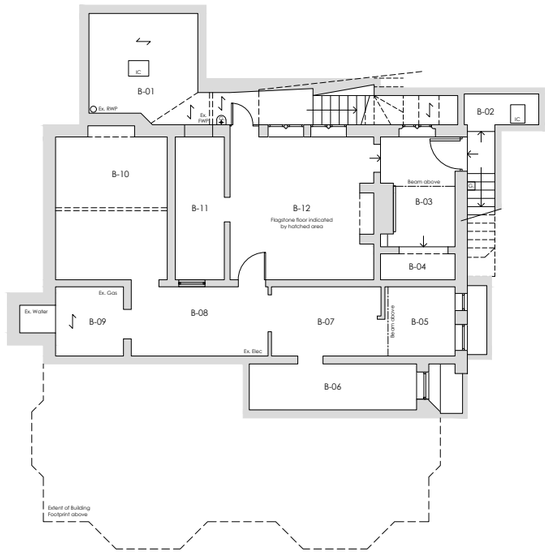


Fig.41: Existing lower ground floor plan extract from drawing no. 18009-PL-04

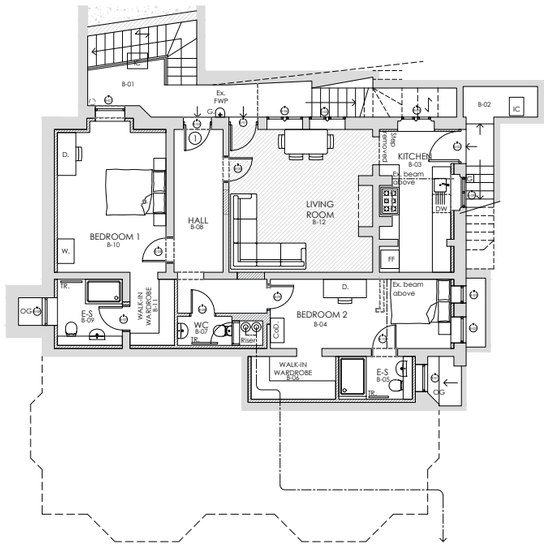


Fig.42: Proposed lower ground floor plan extract from drawing 18009-PL-08

7.4 Proposed Ground Floor

The overall sub-division arrangement of the ground floor into 2no. separate flats remains as existing.

Flat no. 2 is proposed to be accessed from the west elevation via the reinstatement of the original front door location which currently contains a fixed shut door located within the existing bathroom of the existing flat. The unusual arrangement with the existing bathroom in this location is proposed to be returned back into an entrance lobby as it would have been originally.

The Flat no. 2 bedroom is located on the south side of the building with the living / kitchen / dining room on the north side benefiting from natural light also being admitted from the west facing bay window also. It is proposed to create a new opening within the wall separating the kitchen and the living room to create the benefit of a more spacious open volume to the rooms.

Shower rooms serving both flat nos. 2 and 3 are located centrally within the floor plan where natural light is not essential.

Flat no. 3 is proposed to have an external door reinstated to the centre of the east elevation which will act as the principal access to the dwelling. The bathroom and partition in this location will be removed and a new glazed partition installed to create an entrance lobby.

The overall room location arrangement for flat no. 3 remains as the existing unit aside from the following alterations: the living room door is proposed to be re-located to accommodate the new shower room location, bedroom is enlarged due to re-instatement of original partition and the kitchen is proposed to be enlarged.

The shared communal entrance door accessing the upper floor flats 4, 5 and 6 is retained with the non-original structural opening proposed to be widened to create a glazed sidelight. The ground-to-first floor stair is proposed to be retained with the under-stair cupboard proposed to become enlarged which is possible due to flats 2 and 3 having independent external access.

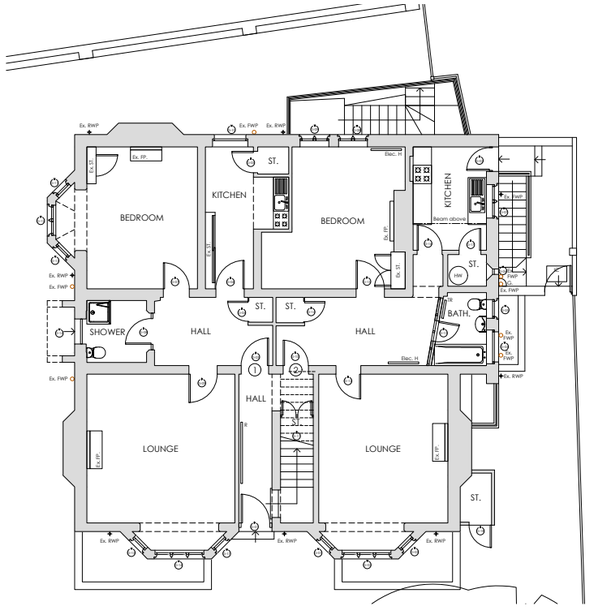


Fig.43: Existing ground floor plan extract from drawing no. 18009-PL-04

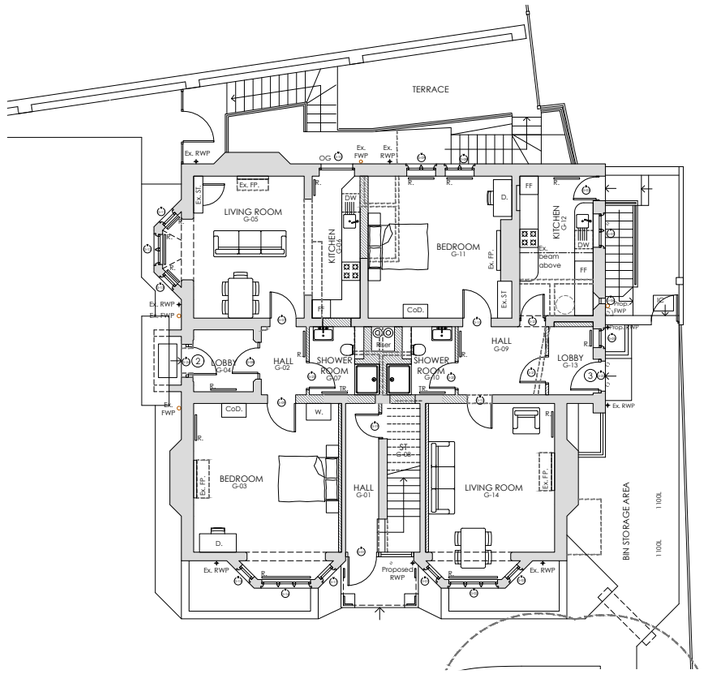


Fig.44: Proposed ground floor plan extract from drawing no. 18009-PL-09

7.5 Proposed First Floor

The overall sub-division arrangement of the first floor into 2no. separate flats remains as existing.

Flat no.4 is proposed with similar layout to flat 2 below, with bedroom facing south and kitchen living dining room on the north west corner, proposed with new internal partition opening enabling a more spacious open-plan with dual aspect.

Flat no. 4 is proposed with its bathroom retained in the current position.

Flat no. 5 is proposed now on a single floor level, whereas the previous flat in this location also occupied space on the second floor accessed via a narrow and steep servant stair. This flat will accommodate the tenant of the existing flat no. 3 (in same location) who has a protected tenancy with the Applicant.

The living room of Flat 5 is proposed facing south in a space proposed to be enlarged following the removal of the narrow and steep servant stair. We propose that the servant stair location is no longer in a rational position for the building following the previous removal of the original stair, removal will present a greater long-term benefit to the quality of accommodation within the building.

An enlarged kitchen is proposed in the same location as existing. A bathroom is proposed also in the same location as existing with an en suite arrangement accessed directly from the new bedroom location which is proposed on the north side of the building.

An extended landing to the communal stair is proposed to be introduced to enable circulation access to a new proposed stair flight for access to flat no. 6 on the second floor.

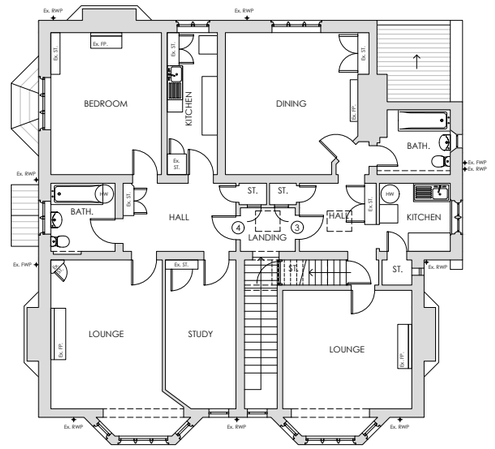


Fig.45: Existing first floor plan extract from drawing no. 18009-PL-05

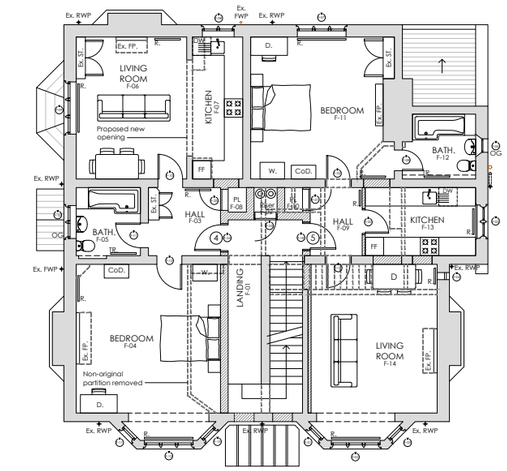


Fig.46: Proposed first floor plan extract from drawing no. 18009-PL-10

7.6 Proposed Second Floor

The existing second floor rooms are proposed to be extended via refurbishment of the existing loft spaces within the pitched roof volumes as well as an extension volume linking the pitched roofs across the existing flat roofed valley.

It is proposed for the existing servant stair dormer structure to be removed in order to enable the roof volume linking extension to be constructed with the stone recycled into stonework repairs elsewhere on the building. It is considered that this dormer structure is in a very inconspicuous position and its removal presents limited harm to the listed building relative to the benefit provided by the additional residential accomodation which will enable the longer term viability of the building.

A new stair is proposed to access flat no.6 as an extension to the main shared stair well access from below.

A central hall is proposed allowing access to the roof terrace external amenity space to the east, bathroom to the west and open-plan kitchen / living / dining room to be accommodated within the vaulted volume of the northern pitched roof volume.

Flat no.6 bedrooms are proposed to be maintained in their current positions facing south over the garden toward Oxford Road.

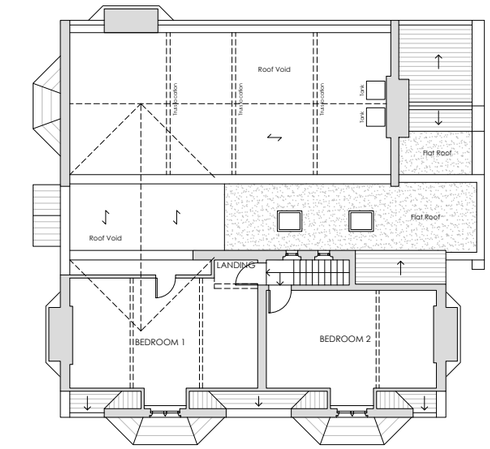


Fig.47: Existing second floor plan extract from drawing no. 18009-PL-05

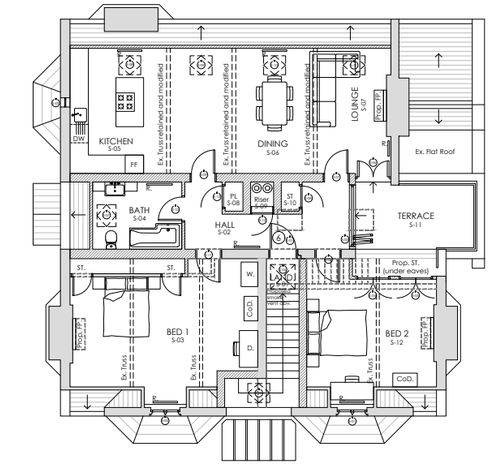


Fig.48: Proposed second floor plan extract from drawing no. 18009-PL-11

8.1 Site Access

There are no material changes proposed to the existing vehicle access from Trinity Place and the pedestrian / cycle access from Oxford Road into the site.

8.2 Building Access

In order to access proposed Flat 1 within the lower ground floor and also improve the amount of natural light admitted to the north facing rooms, it is proposed to open-up the existing below ground vault to the north of the building and install a new stepped access. It is also proposed to repair and re-instate the original external steps on the north side of the building to allow access between Flat 1 and its external amenity space located at ground floor adjacent to the north boundary.

It is proposed to reinstate access into the proposed Unit 2 via the original front entrance door to Carlisle House, centrally located within the west elevation.

It is proposed to create access directly into proposed Unit 3 by reinstating the external door which is located in the centre of the east elevation.

Access to the proposed Units 4, 5 and 6 will be provided by the existing and non-original entrance door to the south elevation. The door connects to the existing communal ground-to-first floor staircase which is proposed to be extended up to the second-floor level to allow access to flat 6.

8.3 Internal Access

Due to the inherent constraints of the existing listed building, it is not generally possible to comply with the guidance within the Building Regulations Approved Document M (Access to and use of buildings). The principle proposed to be adopted is to comply with the M4(1) Category 1: Visitable dwellings guidance where possible.

9.1 Proposed Site & Landscape Appearance

It is proposed to carry out comprehensive landscaping improvements across the site which will have the effect of creating significant enhancement to the setting of the listed building and appearance of the Conservation Area and street scene more generally.

Refer to Designer Landscapes Garden Design Statement and proposed landscaping plans for further detail on the new garden scheme.



Fig.49: Proposed Garden southern entrance illustration extract from Garden Design Statement

At the southern boundary with Oxford Road, it is proposed to replace the existing brickwork wall boundary treatment and steel gate with a replacement more attractive boundary treatment more appropriate to the grandeur and status of the Carlisle House listed building. The new boundary treatment will comprise: low-level stone coloured brickwork walls and piers with natural stone copings and pier caps, and new PPC steel railings and access gate.



Fig.50: Photograph of existing Oxford Road boundary treatment

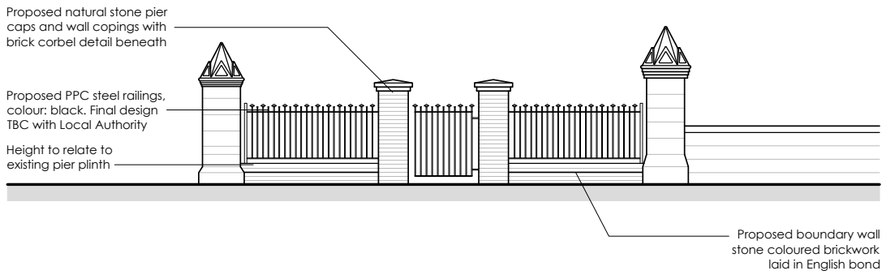


Fig. 51: Proposed boundary treatment elevation extract from drawing no. 18009-PL-17

At the western boundary with Trinity Place, it is proposed to replace the existing poor quality pair of vehicle access timber gates with an attractive high quality pair of seasoned oak gates with a shallow pointed arch profile referencing the neo gothic features of the listed building.



Fig.52: Photograph of existing vehicle access gates

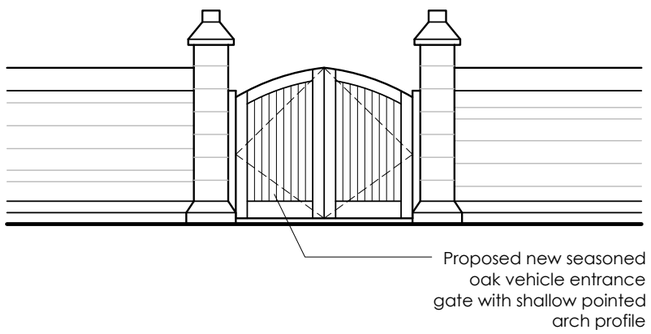


Fig.53: Proposed new gates elevation extract from drawing no. 18009-PL-17

There are 2no. new proposed out-buildings proposed within the site: a new plant room to the south east of the existing building, and a new cycle store with garden seat loggia in the south west corner of the site.

The proposed plant room building is designed with a simple understated appearance using natural slate finish to both walls and roof, matching the existing roof finish of Carlisle House. An anthracite colour painted timber door and galvanized steel rainwater goods are proposed to finish the appearance of this required ancillary building.

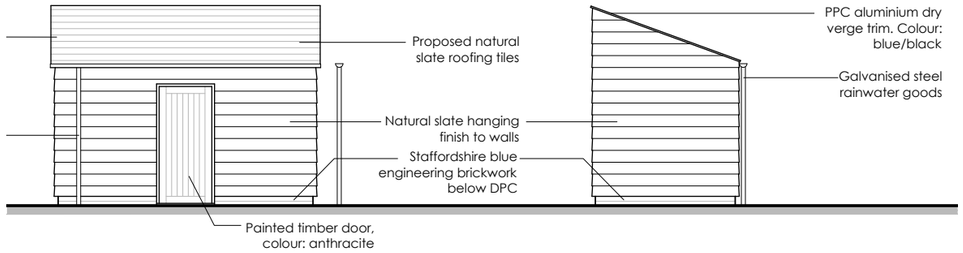


Fig.54: Proposed plant room north and east elevation extracts from drawing no. 18009-PL-18

The proposed cycle store building is proposed with a pitched and gabled roof volume with the north east gable end facing toward Carlisle House accommodating the garden seat loggia. The building is proposed with a natural slate roof finish, oak featheredge board cladding and an ashlar natural stonework plinth. The open loggia structure is proposed to be constructed with a green oak frame which includes pointed arch members referencing the neo gothic motifs found on the listed building.

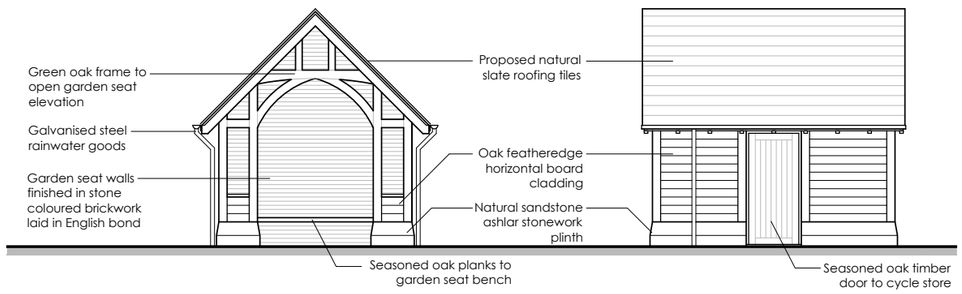


Fig.55: Proposed cycle store / garden seat loggia north east and south east elevation extracts from drawing no. 18009-PL-18

9.2 Proposed Building Appearance General Matters

The previous subdivision of the original house layout into 4no. separate flats resulted in various unfortunate alterations to the original building appearance. Some of these harmful alterations included the loss of the 3no. ground floor entrance doors, introduction of unattractive new door and window openings, loss of the original chimney stacks and pots and addition of fire escape ladders and ill-conceived exposed pipework. The proposed elevations submitted with this application seek to repair some of the harm which resulted from the previous flat conversion and enhance the appearance of the listed building.

9.3 - Proposed South Elevation

It is proposed to balance and enhance the appearance of the south elevation via the following proposed alterations:

- Widen and raise the existing communal access doorway to include a sidelight and fanlight with new shallow pointed arch stone lintel. The glazed door and sidelight are proposed to be painted timber and incorporate pointed arch frame profile at their head.

- Construct an open decorative steel canopy with rolled lead roof finish which pronounces the entrance to the upper floor flats and provides some shelter at the doorway. Note that the framework pattern is to be considered preliminary and is to be further refined and agreed with the Local Authority.

- The non-original central first floor windows which have an appearance at odds with the others are to be infilled with stonework to match existing.

- A recessed / flush installation conservation roof light is proposed centred on the roof between the gables allowing natural light into the first-floor communal stairwell.

- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.



Fig.56: Existing south elevation extract from drawing no. 19016-PL-06



Fig.57: Proposed south elevation extract from drawing no. 19016-PL-14

9.4 Proposed West Elevation

It is proposed to alter and enhance the west elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke glazed painted timber door to the original formal entrance to the listed building.
- The existing attic vent structural opening to the northern gable is proposed to have a slim, steel framed fixed Crittall style window fitted
- A recessed / flush installation conservation roof light is proposed centred on the roof between the gables allowing natural light into the second-floor bathroom.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.
- New steel railed gates and railings are proposed as demarcation between the car parking area and the external access and amenity space serving the proposed Flat no.1. Note that the railing pattern is to be considered preliminary and is to be further refined and agreed with the Local Authority.



Fig.58: Existing west elevation extract from drawing no. 19016-PL-06



Fig.59: Proposed west elevation extract from drawing no. 19016-PL-13

9.5 Proposed North Elevation

It is proposed to alter and enhance the north elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke full-height painted timber window to the original ground level doorway reference W-G-10.
- 3no. recessed / flush installation conservation roof lights are proposed to the main pitched roof volume allowing natural light into the kitchen / living room and enabling a view out also.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.
- The existing vault structure is to be opened-up allowing additional natural light into the Flat 1 habitable rooms below. The approach to the wall finish in this location is subject to further intrusive site investigation and agreement with the Local Authority



Fig.60: Existing north elevation extract from drawing no. 19016-PL-07



Fig.61: Proposed north elevation extract from drawing no. 19016-PL-16

9.6 Proposed East Elevation

It is proposed to alter and enhance the west elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke glazed painted timber door to the original rear entrance to the listed building which will act as the entrance door to flat 3.
- It is proposed to remove the fire escape ladder and low-level external store enclosure at its base.
- It is proposed to remove unnecessary drainage pipework and alter existing pipework runs to create a more tidy and refined arrangement.
- Glazing is to be reinstated to the low-level openings of window W-F-05 which would originally have been located on the original stair half-landing.
- The small stone faced and slate roof finished dormer volume accommodating the existing servant stair is proposed to be removed and replaced with the set-back flat roofed extension volume. The extension is proposed with a high quality contemporary but complimentary appearance finished with standing seam zinc cladding to walls, a rolled lead roof and slim-framed heritage type frame profile PPC aluminium glazed doors.
- The parapet to the flat roof valley accommodating the flat 6 roof terrace is proposed to have a laminated glass guarding balustrade fitted to provide a smart contemporary appearance with minimal visual intrusion.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.

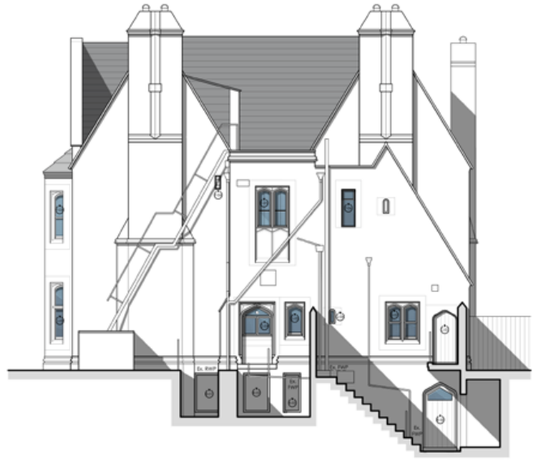


Fig.62: Existing east elevation extract from drawing no. 19016-PL-07



Fig.63: Proposed east elevation extract from drawing no. 19016-PL-15

There is a comprehensive scheme for hard and soft landscaping improvement proposed across the site.

The proposed landscaping scheme will have the effect of:

- Providing high quality external amenity space for the residents
- Significantly enhancing the setting of the Carlisle House listed building
- Significantly enhancing the appearance of the Conservation Area and local street scene
- Providing longer term sustainability for the stone retaining boundary wall between the Carlisle House and Holy Trinity Church listed building sites via the removal and replacement of the large self-seeded sycamore trees within the site.
- Ensure long-term biodiversity is encouraged within the site via the proposed planting scheme and other biodiversity enhancements.

Refer to Designer Landscapes Garden Design Statement / Plans and S J Stephens Associates Arboricultural Impact Assessment for further clarifications on the proposed hard and soft landscaping scheme.

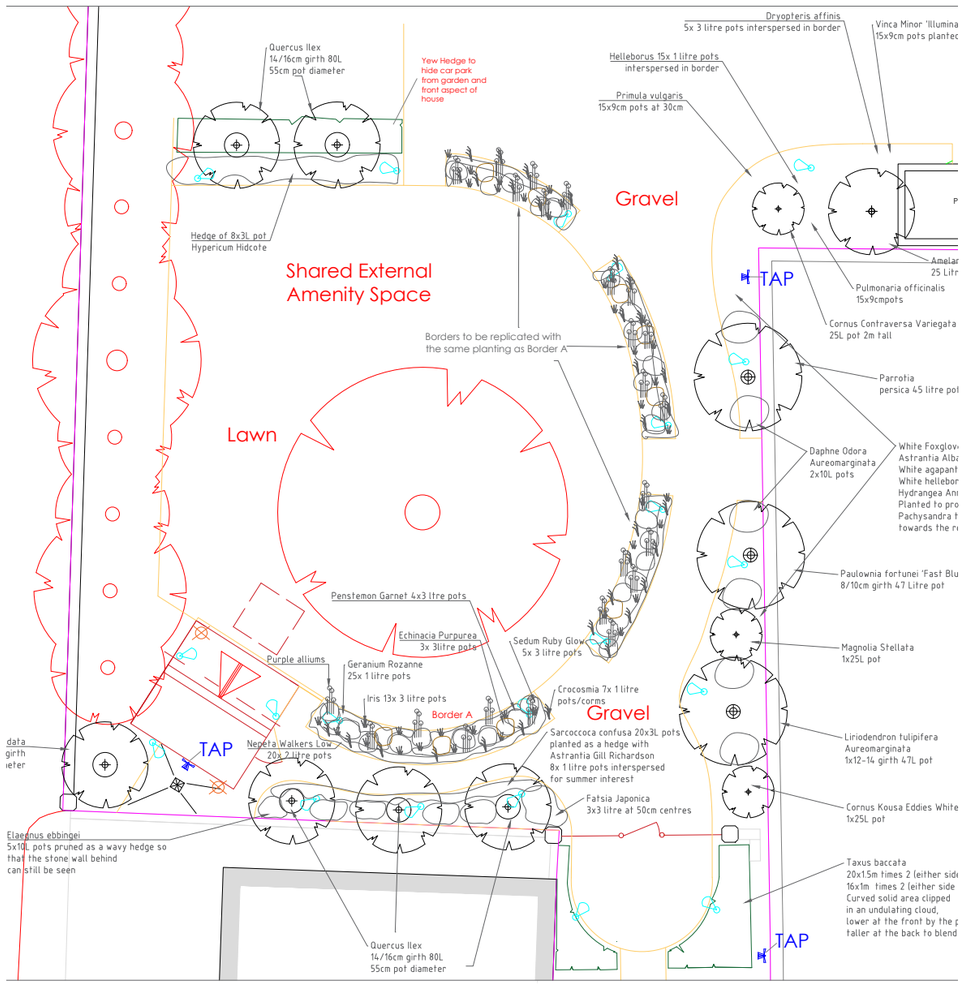


Fig.64: Designer Landscapes' Garden planting plan extract

11.0 AFFORDABLE HOUSING STATEMENT

It is understood that the Local Authority affordable housing planning policy may apply to the second-floor flat no. 6 which is provided via the creation of additional gross internal floor area via the conversion of existing loft space and extension of the roof volume.

Given that any affordable housing requirement would equate to a small proportion of one unit, a commuted financial contribution would be the only appropriate route to satisfy policy requirements.

Once it is clear the proposed development has a recommendation for approval forthcoming, it will be possible to provide necessary valuation and draft S106 agreement documents associated with securing any required commuted financial contribution from the Applicant.

12.0 AIR QUALITY STATEMENT

Due to the site's urban location close to the busy A329 classified road, Carlisle House is located with the Reading Borough Council Air Quality Management Area.

Air quality issues in the vicinity of the application site are caused by motor vehicle traffic. There are no additional car parking spaces proposed as part of the application, confirming that the proposed development will not have a more detrimental impact on air quality within the local area.

The residential use within the site is long established, confirming that there is not a more sensitive use to any air quality matters being proposed as part of the application.

13.0 SUSTAINABILITY STATEMENT

Due to the listed building status, it is not practical or appropriate to achieve the standard levels of thermal insulation upgrade to the building envelope. Instead, we propose to adopt the following approach to managing heat losses and gains within the proposed development:

- Lower ground floor / basement level flat no.1 will require a new concrete floor slab structure to be installed along with a tanking system to walls and floor in order control the inherent damp issues. As part of these required works it will be proposed to install floor and wall insulation as part of the new construction.

- Ground and first floor flat nos.2, 3, 4 and 5 will only have mineral wool thermal / acoustic / fire separation insulation proposed within the existing suspended timber floor structures. It may not be appropriate to install any external wall insulation or replace the existing single-glazed windows with higher performing double-glazed units.

- Second floor flat no. 6 will be proposed to have thermal insulation introduced to the existing pitched roof volumes as well as the new flat-roofed extension volume roof and walls. All the new proposed conservation roof lights and glazed doors to the extension will be proposed with double-glazed units within heritage type products. It will be essential to provide a good level of insulation to this in-roof dwelling flat to provide reasonable thermal comfort to the occupants, preventing over-heating in summer and managing heat loss in winter.

In order to provide an energy efficient heating and hot water supply system with minimal intrusion to the listed building fabric with flues etc. It is proposed to provide a central heating and hot water system with a gas-fired boiler, tanks and pumps located within a new plant room out-building to the south east of Carlisle House. The new plant will provide the flow and return of hot water to all the flats via insulated pipework which will run vertically within a new service riser central to the floor plan. Each dwelling flat will have an internal hot water heat exchange unit to supply its hot water and heating requirements.

All light fittings will be low energy type incorporating LED lamps.

We request to discuss the above and associated matters with the application's Conservation Officer during the course of the determination period in order to reach a suitable and mutually agreeable approach.

In relation to ecological sustainability matters there are biodiversity enhancements proposed as part of the detailed landscaping scheme. If required, it is requested that final details of all enhancements be reserved by condition to planning and listed building consent approval.

14.0 CONCLUSION

The development proposals described by the planning and listed building consent application present the opportunity to enhance the quality and amount of residential accommodation enabling the future longevity of the important heritage asset to be secured.

Comprehensive landscaping and boundary treatment improvements will enhance the setting of the listed building and wider appearance of the Conservation Area and Oxford Road / Trinity Place street scenes. The new landscaped gardens will provide very high-quality external amenity space for the residents.

Removal and replacement of the poor-quality Sycamore trees adjacent to the retaining wall boundary with Holy Trinity Church will assist in preventing further collapse to the boundary wall between these listed buildings. The trees removal will also allow the daylight and sunlight admittance to the existing buildings and garden to be significantly improved, allowing purposeful high quality replacement tree planting to thrive and residents' well-being to improve.

The building layout alterations proposed enable the required increase in residential accommodation to be achieved and will provide attractive high-quality dwelling flats better suited to modern day standards and market expectations. Layout alterations seek to redress some of the harm caused to the building by the previous residential flats sub-division.

External building alterations and the comprehensive repairs proposed will significantly enhance the appearance of Carlisle House. Alterations proposed to enhance external building facades will help to repair some of the unfortunate, ill-conceived works carried out by the previous residential flats sub-division.

We look forward to working proactively in collaboration with the Local Authority Planning Department's Case Officer and Heritage Officer in order to gain approval for the proposed scheme.



Fig.65: Proposed Front/South Elevation extract from drawing no. 19016-PL-19

15.1 Historic England Listed Building Entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113551**

Date first listed: **14-Dec-1978**

Statutory Address 1: **118, OXFORD ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **118, OXFORD ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU7079173449**

Details

1. 5128 SU 7073 12/541

OXFORD ROAD (North Side) No 118

II

2. Circa 1845, probably by John Billing. Ashlar 2 1/2 storey villa with slate roof and extruded chimneys. 2 storey angled bays flanking present (modern) entrance and with gables above having 2 light windows to attic. Gabled porch to west.

Listing NGR: SU7079173449

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **39109**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 28-Mar-2022 at 13:36:57.

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End of official list entry

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