

PROPOSED INTERNAL ALTERATIONS TO 136 CASTLE HILL READING

HERITAGE STATEMENT

136 Castle Hill is a three storey terraced town house with a basement. It was constructed Circa 1830. The most significant heritage asset is the front elevation which combines with adjacent houses to form a simple, well proportioned late Georgian facade to the six house terrace.

Many internal period features remain including brick flooring to the basement area, sliding sash shutters to the ground floor front room window and the staircase.

Modifications by previous owners have been made over the years including the removal of fireplaces from the bedrooms which has impacted on the historic and architectural interest of the interior. Minor alterations such as the provision of a lavatory and infilling of a doorway within the basement area has not impacted on the overall architectural heritage and character of the building.

(The present owners are considering replacing at least one of the fireplaces)



Front Elevation

Objective.

There is at present only one family bathroom and the provision of new en-suite shower rooms within each of the two largest bedrooms will ensure that the house will serve the future needs of a growing family.

Proposal

It is possible to provide shower rooms to the two largest bedrooms with minimal alterations to the main fabric of the building.

The proposed enclosure to each new shower room will be constructed with studwork partitions to cause minimal impact on the existing structure and heritage features .

All partitions will be finished externally with painted plaster to match the existing walls and partitions and thereby minimise the visual impact on the interior layout.



Bedroom 1

Mitigation

To mitigate the minor impact of the interior alterations, the existing doors, linings and architraves will be carefully removed and re-used in their new positions.

Features such as the existing ceiling cornices will be left in their present position in case future owners should wish to remove the structures.

Facsimile cornices will be provided to the new structures and to existing areas where re-positioning of the existing interior partition walls is necessary.

All services will be concealed within the ceiling/floor voids or within the new stud partitions.



Bedroom 3

Planning and Conservation Policies.

Unsurprisingly, conservation and enhancement of Reading's historic assets are considered to be important. Reading Planning Policy documents state that 'Applications which affect Listed Buildings must not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Summary.

This application does nothing to impact on the architectural and historic interest or setting of the building. It simply seeks to provide modern facilities to the house by sympathetically altering small areas within and near to the access to two bedrooms.

Planning policies emphasise the need for access to sustainable transport facilities.

The house is situated on a bus route and near (15min. Walk) to the main line railway station.