

R A M M U R T I D E S I G N L T D

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Design Planning & Heritage Statement
to accompany Planning Application submission for a property in a Conservation Area

Proposed single storey rear extensions, conversion of loft space and addition of new flat roof
dormer

at No 67 Russell Street, Reading
RG1 7XG

for Hamlet Homes Reading Limited

23 April 2021

Site Context and Heritage

The planning application seeks approval to provide additional accommodation at ground floor with a single storey extension at the rear of the existing property and to make use of the loft space, by including a dormer roof extension.

The property is located within Reading Borough Council's 'Russell Street/Castle Street Conservation Area', in West Reading.

The property lies on the southern end of Russell Street, close to the Junction with Tilehurst Road, where Russell Street is essentially a through route that links the Tilehurst Road with the busy Oxford Road to the North.

The main conservation area properties were originally Russell Street and Castle Hill with the later addition of the side streets to the west along Baker Street that include the properties in Franklin Street.

The setting is predominantly a street of three storey terraced dwellings with some business uses, heading from the southern end, up to the newer junction at Epping Close, and then two storey and bay fronted dwellings with slate roofing tiles at the southern end. Many of these dwellings have had a variety of extensions and alterations to secondary elevations, but in the main the main frontages have been left untouched.



Aerial view



Birds-eye view showing location of application site



The application property is in a dilapidated state as has been unoccupied for some time, particularly when compared to its direct neighbours at Nos 65 and 69



There is a feature entrance porch canopy with timber detail works which would be repaired and redecorated as part of the proposals.

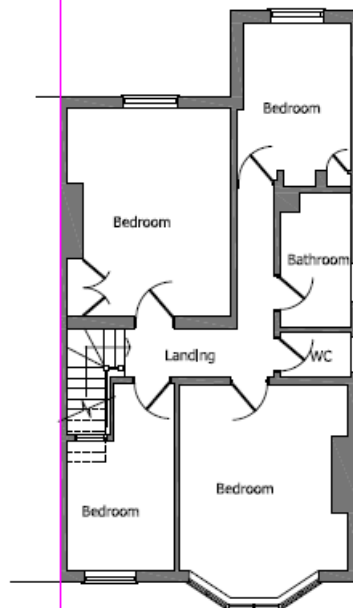
The property in its current status has an entrance hall leading to a living room to the right at ground floor and to the rear with a dining room and kitchen,

It seems that a wet room had been created with the dining room being used as a bedroom for a person with limited mobility.

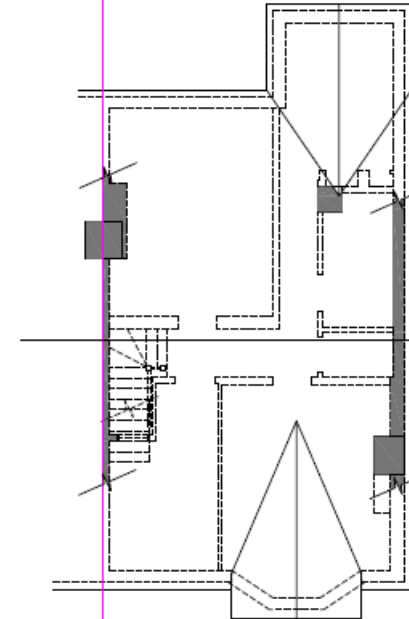
The first floor currently has four bedrooms with a bathroom and a separate WC compartment.



Ground Floor Plan



First Floor Plan

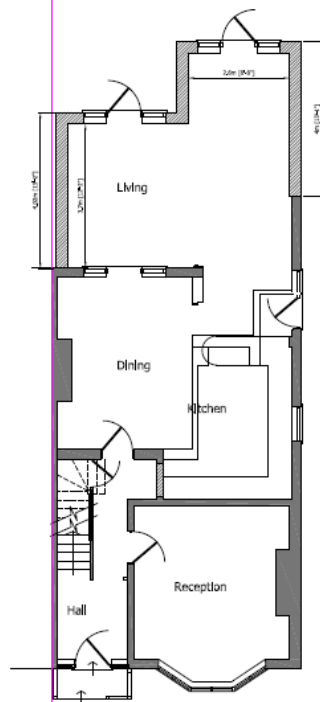


Loft Plan

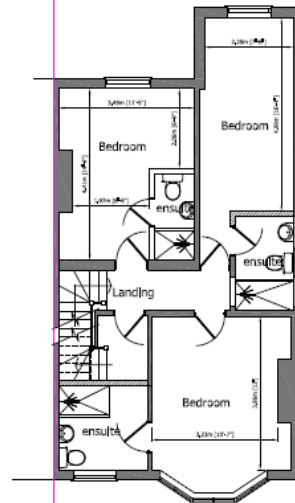
The intention is to create modern internal living spaces with both private spaces and a combination with open plan living at ground floor. The upper floor to have ensuite bathrooms to each of the bedrooms set in a more comfortable and spacious arrangement. One of the bedrooms would be lost as a result of this arrangement, and the additional space in the loft would add back a bedroom , again with it own ensuite shower room.

The character of the external façade would be unchanged other than the introduction of roof windows, of a style that ae of the conservation low profile style to the front of the house, and then modest dormer to the rear.

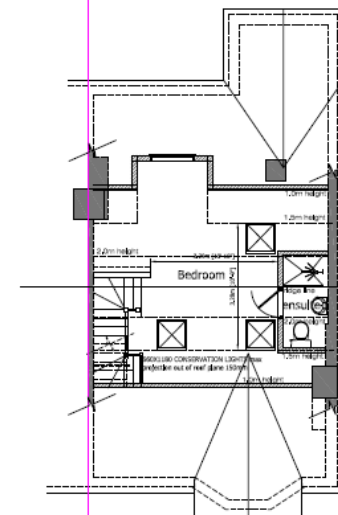
The existing tiles would remain, and where removed they are to be kept safe as would be used where tiles require to be repaired or replaced in the future.



Ground Floor Plan



First Floor Plan



Loft Plan



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AREA DELETED AREA ADDED EXISTING CONSERVATION AREA	Title: Russell Street / Castle Hill Conservation Area Drg.No.: Date: 31/10/2005 Scale at A3: 1:2500 Produced by GIS & Mapping Services Ref: 31419/C:\Russell Street Conservation Area WOR	Reading BOROUGH COUNCIL
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Heritage Status

Much of the information relating to the Russel Street/Castle Hill Conservation Area is provided by the adjacent map that confirms the property as within the designation, and the reasons for inclusion within the Appraisal dated April 2004 and confirmed in October 2005.

Section 4.3 of the appraisal provides context:

4.3 The development of the Russell Street/Castle Hill area.

The Conservation Area lies on a hill to the west of the River Kennet, above the flood plain and on the historic main route westwards (the A4) to Bath and Bristol. A Norman castle existed south of Castle Hill but was demolished in 1151. There is no evidence of medieval settlement but John Speed's map shows buildings lying along Castle Street with fields and gardens to either side. A leat (the Holy Brook), cut to provide water power to the Abbey Mill, lies along the foot of the cliff overlooking the River Kennett.

By the 18th century the area had established itself as an up-market residential suburb to the main town, without a church or other municipal buildings. Rocque's Map of the mid-18th century shows buildings as far as Tilehurst Road, while Tomkin's map of 1802 is far more detailed and shows Back Lane and Hosters Lane, parts of which now form Baker Street. There is little development along Panghurst Road (Oxford Road). Nos. 154-160 Castle Hill are shown as King's Arms Inn, and to the south, to the rear of what is now nos.113121 Castle Hill, lies an area of disturbed ground labled "Old Fortifications", presumably the site of Reading Castle. "Mrs Zinzan's Field" lies on the site of modern day Zinzan Street and Waylen Street.

The Commissioners' Map of 1834 shows how development was strung out along Castle Street, which stretched as far as the town centre around St Mary's Church. Russell Street is laid out, with development particularly along the

6

north-west side, and similar development along Oxford Road and Prospect Street.

To the south-west of Coley Hill, Coley Park, a detached house of some substance, is set within its own parkland close to the River Kennet. This building provided the name for many of the roads in the Conservation Area (Coley Avenue, Coley Park Road, Coley Hill)). Brick kilns are also shown, and development along Coley Hill.

By the end of the 19th century the area was developed in an intensive way with the only open spaces being the gardens around Ascham House (also known as Castlehill House and now known as Yeomanry House) and an area to the east of the southern end of Russell Street. The prevailing use was residential with the occasional Non-Conformist Church – the Providence

Chapel in Oxford Road (dated 1859), and the Carey Chapel in Carey Street. Jesse Terrace was built in the 1850s by Thomas Jesse, the earliest part being nos. 1-13, complete by 1853. The other terrace was built by 1871.

In the early 20th century, Field Road replaced Weston Street, necessitating the demolition of one of the older buildings in Castle Hill. Similar terraces utilising multi-coloured brickwork can also be found in Clifton Street. In 1900 the Reading Synagogue was built in Goldsmid Road, the finest religious building in the Conservation Area.

Today the Conservation Area retains many of its late 18th and 19th century buildings, with the best examples lying along Castle Hill, the most prestigious location. Modern development has impinged in some locations, most notably on the eastern edge of the Conservation Area, facing the Inner Distribution Road (Central Evangelist Church and the Salvation Army Citadel). New flats have also been built between Russell Street and Jesse Terrace, but these are relatively concealed from the public viewpoint.

Furthermore, the main elements relate to the following properties as mentioned in Section 5.6 of the appraisal, where the application property is not mentioned or included:

5.6 Views and vistas, including focal points

The hill topography of parts of the Conservation Area, and the grid pattern of streets, provide some notable views, marked on the Townscape Appraisal maps. The most significant are along Castle Hill, Russell Street, and Baker Street, with some interesting vistas over the modern town centre and beyond from Howard Street, Castle Street and Garnet Street.

There are several groups of buildings, or individual houses, which can be said to act as important focal points. These are:

- No. 3 Castle Crescent*
- Yoemanry House, Castle Hill*
- The new Berkshire County Record Office*
- No. 111 Castle Hill, on the corner of Field Road*
- Heritage Court, nos. 146-152 Castle Hill*
- Nos. 154-160 Castle Hill*
- No. 81 (Reading Spiritualist Church), Baker Street*
- Jewish Synagogue, Goldsmid Road*
- Providence Chapel, Oxford Road*

The site was part of Character Area 3 in the appraisal:

6.3 Area 3: Russell Street, Baker Street, and the surrounding residential roads..

Most of this area was developed between the late 18th century and the late 19th century, with some 20th century infilling to back gardens (Goldsmid Road, Franklin Street, small part of Russell Street). The area is characterised by tall terraces of late Georgian houses (Russell Street, Baker Street) and similar, mid or late-19th century houses, also in a terraced form (Waylen Street, Zinzan Street, Carey Street, Jesse Terrace). The buildings have small front gardens or areas, with little obvious planting or trees apart from in Jesse Terrace and the western end of Baker Street. Uses are mainly residential, with a small shop and public house in Baker Street. Jesse Terrace retains more original features than the other streets of unlisted buildings such as Waylen Street or Zinzan Street.

Planning History

There are no records of any planning applications that relate to 67 Russell Street.

It should be noted that the adjacent other half of the semi at No 65 has an un-implemented permission to extend to the rear and include a conversion of the loft with a new dormer and skylight windows.

The proposals put forward for the application site are similar to the proposals approved at No 65 and would provide a balanced elevation at the rear when both properties have completed and implemented their extant permissions.

Proposals

The proposal relates to the need to provide additional and more comfortable accommodation which can be incorporated by making good use of the loft space, and thereby not putting any pressure on the amenity other than the proposed inclusion of the ground floor extension be erected.

The works would relate to the extension to the rear with a single storey flat roofed design that would respect the adjacent neighbours, by having a stepped projection to the rear, where no more than 4.0m would extend from the rear walls of the existing house.

The key features, being the first floor rendered walls, and the

The first-floor internal alterations propose a new stair access that would be constructed allowing access to the loft by utilising some of the space from the front bedroom.

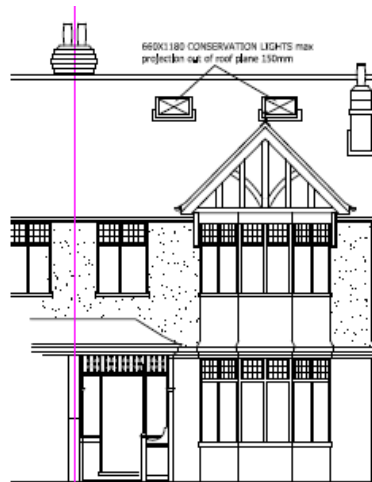
In order to create a useable space, the loft accommodation would be enhanced with a dormer extension to the roof, and the simplest form would be a flat roof dormer with materials to the dormer cheeks that match the existing roof, and a lead affect roof covering. Conservation roof lights, that would be low profile and small sections are proposed to the front elevation roof.

The inclusion of the dormer would not be easily seen from any of the front aspects on the streets, and only visible from the rear gardens of the nearest adjacent dwellings.

The proposals are modest and would be in keeping with the permitted scheme proposals at No 65 Russell Street.

Summary of alterations:

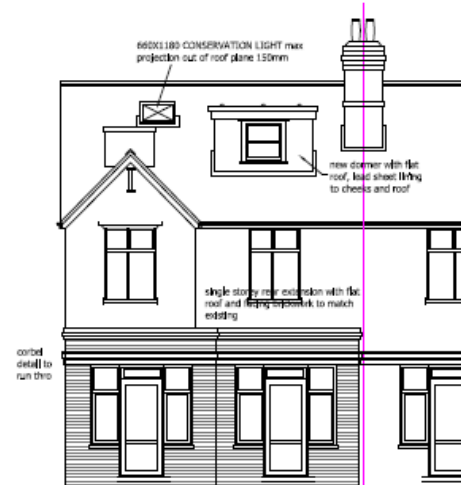
- Removal of external walls to rear elevation to allow the increase in size of rooms to open out into the new extension of the building.
- internal alterations to allow stair access to the loft space and to include ensuite shower rooms to bedrooms
- removal of roof tiles to allow insertion of sky light windows and to include a dormer extension to the rear elevation of the roof.



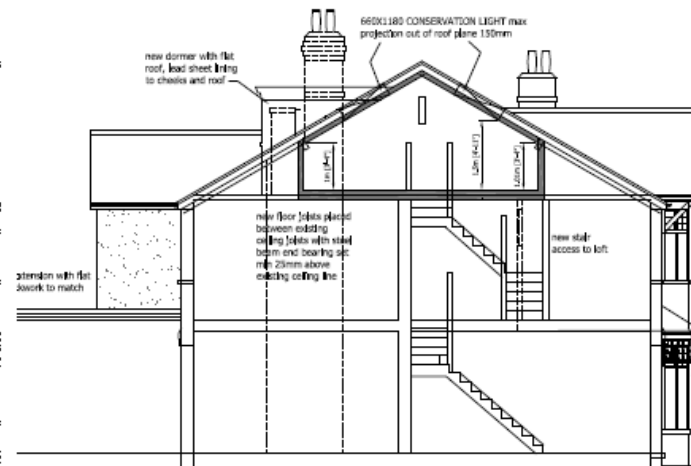
Front Elevation
facing Bath Road



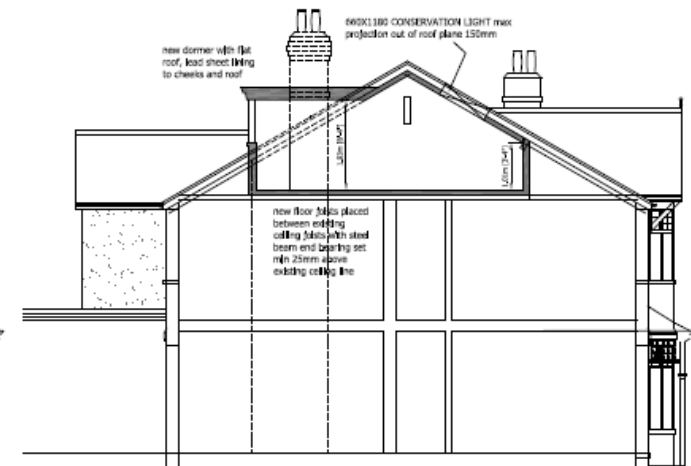
Side Elevation
facing No 69



Rear Elevation



Sectional Side Elevation
facing No 65



Sectional Side Elevation
facing No 65 THRO DORMER

Proposed elevations