

Heritage Statement for the proposal near Grade II listed Regent Place, Caversham Road

Site : 4 Regents Court, Reading, RG1 7HW

Works: Proposed rear dormers with the roof light and front dormers with associated internal alterations at 4 Regents Court, Reading, RG1 7HW

1. The building lies near Grade II listed Regent Place, Caversham Road within the designated Area. The NPPF clearly considers conservation areas a heritage asset that should be taking into consideration when determination applications. 4 Regents Court, Reading, RG1 7HW, which is four storey building in a block of flats of Regents Court siting at the corner of Caversham Road and Great Knollys Street, facing towards the Great Knollys Street. Regent Court is an adjacent building to Regent Place which is grade II listed building. Both the buildings are block of flats for the residential units. Entrance for residential units at no 04 Regent Court is via a separate stair well which is sitting at the rear of the property at an angel serving solely no. 04.

2. The proposed dormers are designed to match the existing dormer which is in the centre and the materials to match existing. Proposed dormer windows will be conservation style and would not be detrimental to the street scene. In fact they are design which the same scale and proportion which will be enhancing the character of the property.

3. Neighbouring building will not have any impact from the proposal due to the distance from the property. The dormers are designed to bring in light in to the proposed areas. The proposal here is keeping in line of the street seen and does not affect character of the building.

4 Historic features of the property will be retained as it is and therefore the proposal do not have any detrimental effect on the outlook of the property.

5. The proposed dormers are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a positive impact on the historic character of the building and the overall conservation area.