

HERITAGE STATEMENT

1 Poplar Avenue, Tilehurst, Reading RG30 4JH

This statement forms part of a listed building retrospective consent application for the removal of an airing cupboard previously constructed circa 1980.

1. INTRODUCTION

This application for retrospective listed building consent has been raised following a survey of the property carried prior to its sale.

2. PROPOSAL

Consent is sought for the removal of the airing cupboard consisting of:

- a. A plasterboard stud wall approx 2.3 metres by 1.8 metres forming the right hand side of the airing cupboard.
- b. A modern louvre door, door frame and plasterboard filler panel

3. IDENTIFYING THE HERITAGE ASSET

3.1 1 Poplar Avenue was Grade II listed in 1978 and probably dates from the late 17th century. Historic England List entry number 1321909 states:

“2 storey timber framed pair of thatched cottages with central chimney, hipped roof and flanking lean-tos. Painted brick infill, 4 ranges of 2 and 3 light castments. Ledged doors. Doors and windows have little wooden hoods on ground floor. Interior, low ceilings on ground floor. Pre-war modernization. Listing NGR: SU6780672285”

3.2 The property retains all features identified on the listing.

3.3 Whilst the listing contains no detailed information on the interior of the property it has retained much of its character with low beamed ceilings on the ground floor and vaulted beamed ceilings on the first floor.

3.4 The construction of the airing cupboard was believed to have been carried out during the 1980s to facilitate the housing of a domestic hot water cylinder. Following the installation of a combi boiler in 2013 the hot water cylinder became redundant.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The removal of the materials previously used to form the airing cupboard helped to create more space on the first floor landing which had previously been compromised. The removal increased the amount of natural light from a first floor window onto the landing and revealed attractive sections of exposed timber frame that had previously been hidden.

4.2 The removal of the airing cupboard structure was limited to the materials that were originally used in its construction, namely 6mm plasterboard and 73mm softwood stud infill. No part of the original fabric of the cottage was damaged or compromised.

5. CONCLUSIONS

It is considered that the removal of the airing cupboard was carried out sympathetically and had no negative impact on the character and appearance of the listed building