

Upper & Lower Ground Floors to 245
Oxford Road, Reading RG1 7PX

Proposed conversion of upper ground
floor to 1 two bedroom flat and lower
ground floor to 2 one bedroom flat.

Heritage Statement -REV A 04.04.20

245 Oxford Road is a mid-terraced four
storey building, forming Prospect
Terrace which extends from 2 Lorne
Street to No. 247 Oxford Road.

Prospect Terrace is grade 2 listed, built
early-mid 19th century, with red clay
facing brickwork and a slate tiled pitched
roof, including timber sash windows to
the upper elevations and replacement
timber casements to the lower ground
level. An arched fanlight feature is
incorporated over the principle entrance
door

While No. 245 forms part of Prospect
Terrace, there are no particular
architectural features to this property
referred to in the listing description.

No. 245 is currently arranged as three
residential units, comprising one flat to
each of the 1st and 2nd floors, and a
maisonette to the upper and lower
ground floors.

The proposal is to remove minimal
internal walls in order to accommodate
the proposed layouts.

The existing internal stair shall remain in-
situ, with a sound proofed partition
erected to seal off the staircase to
proposed upper ground floor flat.



Figure 1: 245 Oxford Rd-front-Existing photograph



Figure 2:: 245 Oxford Rd-rear-Existing photograph

The existing floorboards of upper floor will be retained, but 28mm HUSH ACOUSTIC FLOATING PANEL will be added on top of existing floorboards in order to protect existing floorboards and to provide sound proofing to lower ground floor.

Existing cornices, architraves, and skirtings shall remain intact throughout the upper ground floor.

The lower ground floor ceiling is in an extremely poor state of repair, in order to protect the joists GYPROC FIRELINE will be installed throughout (please see image below).

The external works are limited to installing 3 extract grills to the rear elevation and replacing the lower ground external door and window to the front elevation (please see proposed elevations).



Figure 3: Ceiling of lower ground floor