

Design and Access and Heritage Statement for

The proposed interior alterations to first floor bathroom and bedroom to include the addition of an en-suite shower room and associated changes.

7 Coley Hill, Reading, RG1 6AE



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Introduction

7 Coley Hill is a single family, late Georgian terrace home set within the Russel Street/Castel Hill Conservation and is a listed building (List Entry Number: 1155087).

The current property has been altered in the past, however there are no formal applications apart from 010463. - Enlargement of opening in wall between basement kitchen and breakfast room.

The building is a four story property that contains: two living rooms on the ground floor (with an outside toilet), a kitchen and sitting room at basement level, a large bedroom and large bathroom on first floor and three smaller bedrooms on the second floor.

The current owners would like to add an en-suite bathroom to the first floor master bedroom by altering the layout of the first floor to include a small lobby and form two new openings. As part of the rearranging of the rooms, the proposal also includes the addition of bespoke fitted wardrobes in-between the existing timber studwork in the seperating wall.

This application deals with the details associated with the proposed changes to the first floor only.

Location and Site

The property is positioned on the east side of Coley Hill, situated in Reading. It forms part of the Russell Street/ Castle Hill Conservation Area, which is located in the west side of medieval Reading.

Description from the Conservation Area appraisal document:

Coley Hill was developed in the early 19th century and contains an almost continuous terrace of three storey listed buildings, some stuccoed and some brick, along its eastern side. Original railings, small front gardens, and the survival of the original windows and doors make this a desirable residential area.

Constructed around 1840, 7 Coley Hill on the east side forms part of that terraced group of late Georgian homes. In 1978, the building was listed, and the listing reads:

COLEY HILL 1. 5128 (East Side) Nos 3 to 13 (odd) SU 7072 13/91 II GV 2. Circa 1840. 3 storeys and basement. Brick terrace, stepped up, with stucco string at 1st floor level. Brick and stucco entablature, brick parapet and slate roof. Each house has 2 windows with stucco surrounds to upper floor, glazing bar sashes with some later marginal glazed sashes, No 7 has modern casements to 2nd floor, and retains cill brackets to 1st floor windows. Nos 3-7 (odd) retain trefoil headed railings but have lost their 2 panel doors (see Nos 9-13 odd).



The Existing Building and Surrounding Context

Coley Hill has a well defined blocks of terraced houses along their eastern sides with very mixed, modern development or rear garden plots on their western sides

The existing property, 7 Coley Hill, contains 3 storeys and a basement level, externally contains a lot of its original features, it's a red brick terrace, stepped up, with stucco string at 1st floor level, brick and stucco entablature, brick parapet and slate roof. Each house has 2 windows with stucco surrounds to upper floor, glazing bar sashes with some later marginal glazed sashes, No 7 has modern casements to 2nd floor, and retains cill brackets to 1st floor windows, retain trefoil headed railings.

The only listed building application was from 2001, on this house was for: enlargement of opening in wall between basement kitchen and breakfast room and this work was completed.



The Design Proposal

The existing house is a large late Georgian house 3 storeys plus a basement level. The ground floor contains two Sitting Rooms and a Toilet, the first floor houses the Master Bedroom and Family Bathroom, the second floor has three additional Bedrooms. The basement has an open plan Kitchen and Sitting Room.

A good size 4 bedroom family home with only one Family Bathroom, typical of period homes, but modern family living and future living necessitates more than one, the design brief was to add a second bathroom, within the existing layout as an en-suite.

The proposal is well thought out and will consider both the Russell Street/Castle Hill Conservation Area appraisal document and its status as a listed building Grade II.

Use

The proposal does not change the use and remains as residential 4 Bedroom single-family house.

Area

No new area is added by this proposal it is incorporated within the existing footprint on the first floor.

Amount

The scope of the works proposed to the first floor level are:

- To rework the entrances to the Family Bathroom and the Master Bedroom.
- To work an en suite into the Master Bedroom using one of the existing windows.

Layout

The first floor layout was reconfigured to make better use of the existing footprint. The access points were reconfigured into the Family Bathroom and Master Bedroom to incorporate a much needed, en suite into the Master Bedroom using one of the existing windows.

Scale

The proposal is for internal reconfigurations only so no mass is increased by it so the physical scale remains the same as the existing house.

Landscape

The character of the existing landscape front and rear are to be maintained.

Access

The main access to the front of the property off Coley Hill remains unchanged. On the first floor level access to the Family Bathroom and Master Bedroom change.

Appearance and Materials

The proposal is for internal reconfigurations and maintains the existing late Georgian period features to the front, rear elevation and streetscape, which are in keeping with the architectural qualities of the Conservation Area and listed building.

The materials for the proposed internal work will involve the following:

- Carefully moving the existing Family Bathroom and Master Bedroom doors to their new positions with new architraves to match existing (As door sizes are to remain the same, we will try to re-use the existing doors as well as architraves, if possible).
- Form new lobby to accommodate new locations of doors to first floor rooms (leaving the existing bathroom architraves in place).
- Opaque film applied internally to the bottom pane of the Master Bedroom window forming the new en-suite shower room.
- Building a wall in front of the existing family bathroom fireplace to protect it from demolition.
- New door and architraves to the en-suite shower room to match existing.
- Cornices, architraves and skirtings to match existing.

The Floor Plan

Great consideration was made when designing the most appropriate floor plan and many different variations reviewed.

The final proposal makes beneficial use of the far right window in the room (far left on front façade) which is aligned to the door below, however makes for an odd arrangement to the large room on first floor as it is positioned tight into the corner.

By locating the en-suite in this area it harmonises the façade proportions to the interior and adjusts the room size in a way that takes advantage of the period features and (hopefully) will be seen as enhancing the interior space. This alteration creates an almost central window in the master bedroom.

The door arrangement into the rooms is arguably, not a common layout, however by introducing the vestibule/lobby on the first floor, it allows better layout/use of the rooms and allows the existing bathroom opening to remain in place (limiting structural alterations and aiming to just make additions).

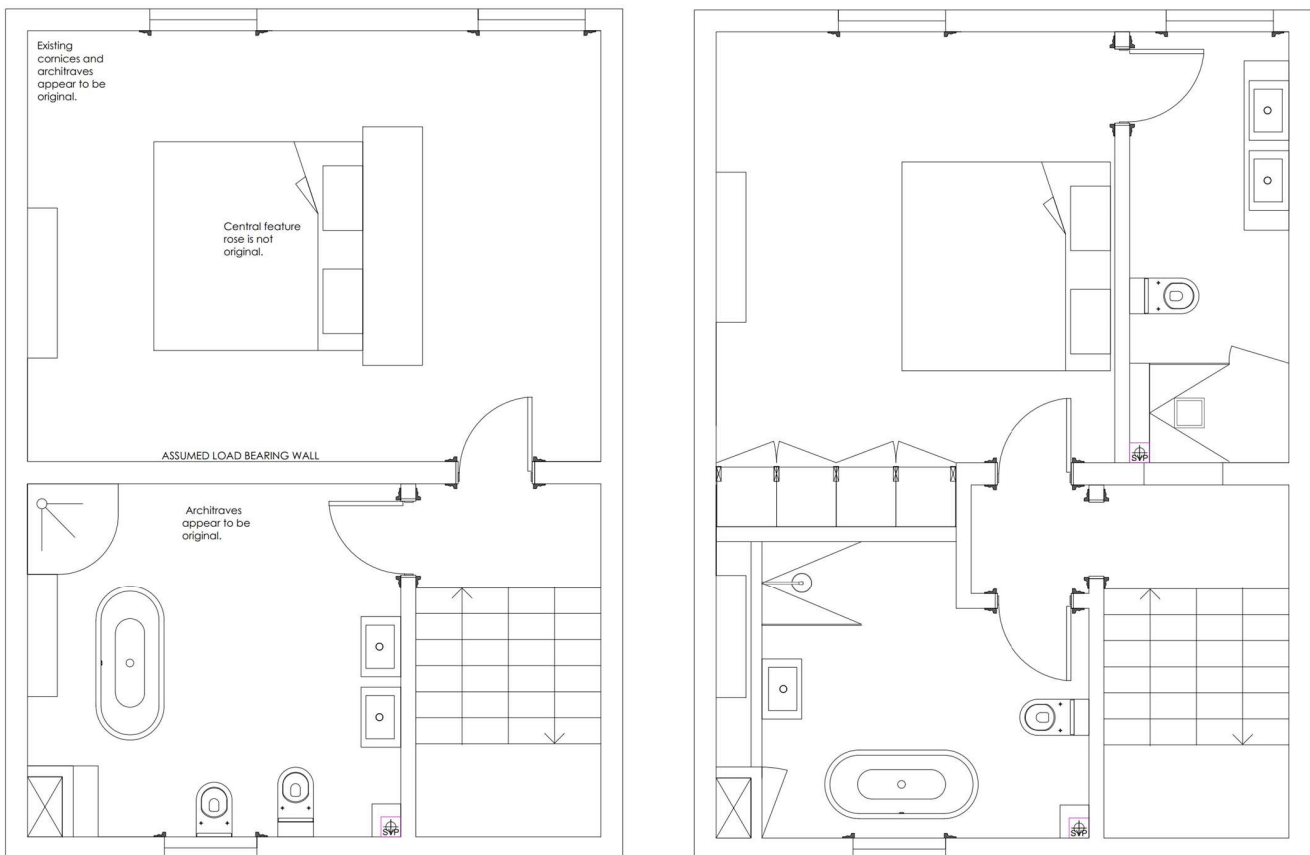
The designer tried to avoid the scenario where the en-suite was simply positioned in a corner of the room looking like an unthought-out addition.

The added benefit is that the en-suite in the master bedroom can be a larger size, which would be more appropriate in terms of scale and proportion to the room, whilst creating

a formal entry to the master, adding a hierarchy of spaces, making sense to the floor plan throughout the house (not just on the first floor).

Also in addition to this, the master bedroom and en-suite shower room can be laid out in a much more practical way.

Existing and Proposed Floor Plans



Existing plan on left and proposed plan on right.

Interior Details

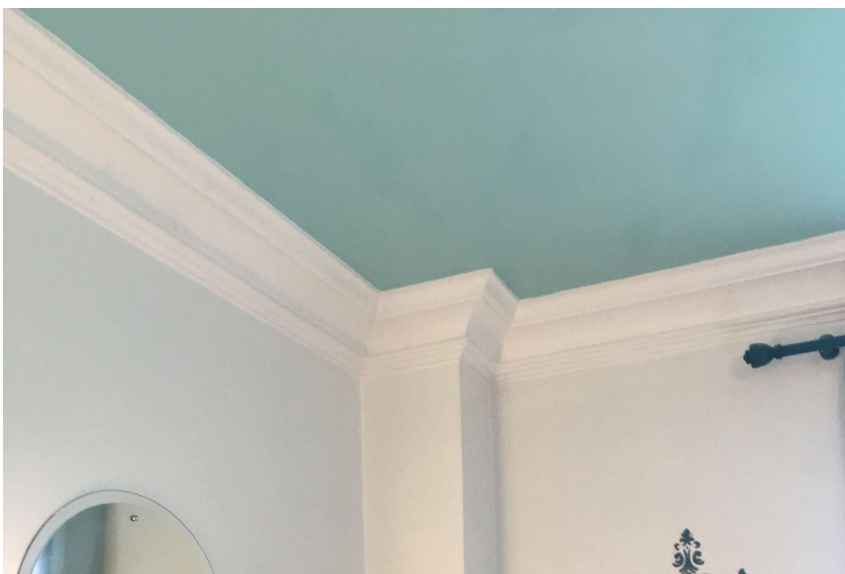
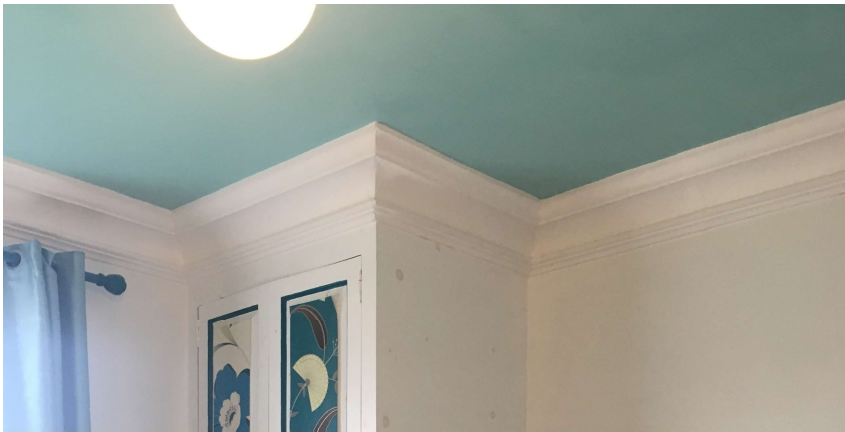
The majority of the internal details look to be original and not-unusual for a late Georgian/early Victorian property.

The family bathroom has been altered previously (no previous consents have been found).

Existing and Proposed Cornices

The plaster cornices are non-surprising for the period. Those found at the property are larger sized variants of plain cove and stepped designs. All existing plaster cornices will be matches and replicated where alteration is required.

First Floor Family Bathroom Cornice



First Floor Master Bedroom Cornice



Existing And proposed Architraves

The family bathroom and the master bedroom (on both sides including the hall side) have the same architraves, as do the front windows to the master bedroom. The two-part timber architraves have a standard Ogee design.

Existing And proposed Architraves



Existing And proposed Skirtings

The family bathroom and the master bedroom (on both sides including the hall side) have the same architraves, as do the front windows to the master bedroom. The two-part timber architraves have a standard Ogee design.

Existing And proposed Skirtings



Existing Family Bathroom Fireplace

The scheme proposes to leave the existing fireplace in situ and build a wall in front of it to accommodate the new layout for the family bathroom.

Leaving the fireplace as part of the room would create an awkward space that isn't practical or harmonious in terms of proportion, so the decision was made to hide it as it is a beautiful original part of the building that should be protected, however in this arrangement as it is not in use, we feel it would be best protected behind the new wall and left in its current state.



Conclusion

It can be difficult to rearrange a historic layout to meet modern day needs, especially when the requirement is for a bathroom and en-suite. The proposal has however taken into consideration the first floor layout in a way that is sympathetic to the interior, with minor alterations, reconfiguring the internal layout on the first floor level to achieve the much needed second bathroom necessary for family and future family living, to a large historic 4 bedroom house.

The proposal, also, due to it's nature of it only effecting the interior takes into to consideration to preserve and reduce the adverse impact on the character and appearance of the original building, late Georgian details and characteristics as a listed building and other features listed in the Conservation Area Appraisal document.

The Conservation Area requires minimal changes to historic fabric, external fabric and front street scene and the proposal achieves this whilst also providing the much needed amenity for modern living.

The character of the Coley Hill elevations and streetscape remain only slightly impacted due to the film on the front first floor window (which will be removeable and non permanent) and therefore the architectural character of the streetscape remains in keeping with the Conservation Area.

Heritage Statement:

Ref: Russell Street/Castle Hill Conservation Area Appraisal Document and from Historic England:

COLEY HILL 1. 5128 (East Side) Nos 3 to 13 (odd) SU 7072 13/91 II GV 2. Circa 1840. 3 storeys and basement. Brick terrace, stepped up, with stucco string at 1st floor level. Brick and stucco entablature, brick parapet and slate roof. Each house has 2 windows with stucco surrounds to upper floor, glazing bar sashes with some later marginal glazed sashes, No 7 has modern casements to 2nd floor, and retains cill brackets to 1st floor windows. Nos 3-7 (odd) retain trefoil headed railings but have lost their 2 panel doors (see Nos 9-13 odd).

This Heritage Statement assessment has been prepared to review the heritage impact of the proposed minor alterations, (internal only), consisting of the addition of an en-suite bathroom and altering the existing entrance to the family bathroom and master bedroom by adding a lobby, on first floor level, to the Grade II listed property at 7 Coley Hill, Reading, RG1 6AE.

The proposal was developed with close attention to detail and the characteristics set within the Russell Street/Castle Hill Conservation Area and its listed building status.

7 Coley Hill is a three story (plus basement), late Georgian, terraced home set within a group of properties, located in the Russell Street/Castle Hill Conservation Area. It is the grouping of these properties when viewed from the street, which gives the Conservation Area, its character and importance, so the front façade and streetscape is an important view, and it would be seen as detrimental if it were to be altered.

The intervention aims to reduce the adverse impact on the character and appearance of the original building (as a listed building) and other features listed in the Conservation Area Appraisal document.

The impact of the proposal, aims to protect the original 1840s details and characters and limits alterations to the front and rear elevations whilst sympathetically altering the layout to include a much needed second bathroom. The alterations are impact the exterior lower pane of glass on first floor through the addition of an opaque film, however, the film would be removable and would not cause permanent damage to the elevation.

The proposed en-suite to the master bedroom on first floor is a necessity for modern day living, especially in a large family house of this kind (and value). The proposal is sensitive to the listing as well as the existing features and provides a thoughtful response to a modern day dilemma. For this reason, the proposal will hopefully be seen as an enhancement to the building for future generations.

The character and integrity of Listed Buildings shall be preserved; the proposal does this by ensuring there is limited impact to the exterior elevations and aims to keep all

existing features (including the family bathroom fireplace) by limiting the removal of existing features. The scheme also aims to re-use existing architraves and cornices moldings where possible.

The proposals set out in the document are sensitive to the heritage significance of the building by limiting the impact on the exterior elevations as well as balancing the internal layout on first floor with modern day needs but with a traditional mindset. In conclusion, the interventions will hopefully be seen as beneficial to the character of the listed building and enhance its heritage value by adding much needed amenity space to enhance the use as a family home.

Associated planning applications.

010463 - Enlargement of opening in wall between basement kitchen and breakfast room.

Associated Drawings

This proposal should be read alongside the following drawings:

1922_10_0S-LOCATION_&_SITE_PLANS

1922_BATHROOM-1922_FIRSTFLOOR_PLANS

1922_BATHROOM-1922_FIRSTFLOOR_SERVICE_PLANS

Photographs

Existing Family Bathroom Photographs





Existing First Floor Master Bedroom Photographs





Existing First Floor Landing Photographs



