

55 Eastern Avenue, RG1 5SQ – Proposed Attic and Garage Conversion

Heritage Statement

The heritage report forms part of the full planning application for 55 Eastern Avenue, Reading. Full details of the design are setout in the “Design and Access Report”.

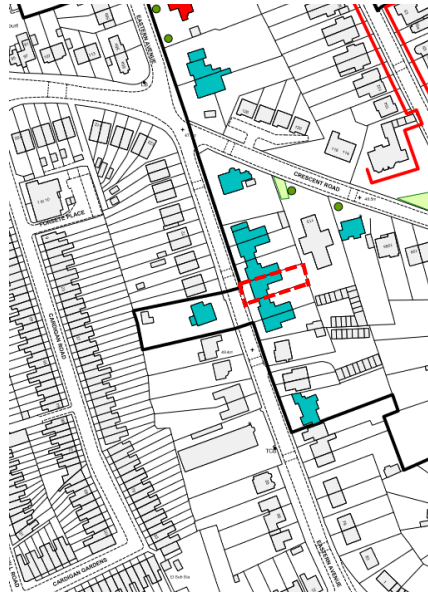


Figure 1. Section taken from Appendix 3, South Park Conservation Area Appraisal. Red dotted line denotes 55 Eastern Avenue.

The proposed alterations look to convert the existing attic space into a spare bedroom and separate bathroom, as well as converting a portion of the existing garage into a gym.

With reference to the “South Park Conservation Area Appraisal” document (March 2008), the proposed site falls within this designated area (see Figure 1). This selection of semi-detached buildings (49-59 Eastern Ave) are a good example of Edwardian buildings dating between 1903-05. They have highly decorative brickwork in a grey/cream colour with terracotta inset panels. To a lesser degree, the moulded brickwork extends to the side elevation which becomes predominant red brick. The red brick continues to the rear of the building and unlike the front elevation, the rear wing to the house is utilitarian and offer little architectural value. The windows of varying sizes are positioned randomly with no particular pattern. Section 6.9 of the referenced document stresses the “the loss of original features, particular front elevation” as a concern of any modern alterations. It is the intention of this submission to acknowledge this concern and to mitigate this by proposing minimal alterations to the front elevation.



Figure 2. 55 Eastern Avenue. Front and Rear Elevations.

The proposed alterations do not affect the brickwork of the main house. The only brick alterations are to the rear aspect of the garage to allow for the fitment of bi-fold doors. The garage is not original and the brickwork at the rear is of a simple design with no architectural value and does not match the main house. The brickwork that will surround the proposed bi-fold doors will be selected to match, where possible, the main house.



Figure 3. Proposed Exterior Alterations

The sole alterations to the roof will be by the installation of six “Velux” windows, three at the front and three at the rear. The three at the front will be visible by the public realm, and all will be installed at the same elevation as to not seem “haphazard” in their placement. The rear “Velux” windows will not be visible from the road. All “Velux” windows will be of a grey colour (RAL 7043) to match the colour of the roof slate.

Conclusion

We are conscious that the building lies within a conservation area and is one of a few that has been identified as being a building of townscape merit.

The proposed alterations make full use of the existing space, which is currently is unused, and maintains the details that makes this property a good example of an Edwardian building.

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