

Conservation Area appraisal

in support of works to

13 Victoria Street, Reading

Berkshire, RG1 4NQ



Pic.1 Front elevation of 13 Victoria Street, Reading

Prepared for N Ebbhern by Zoe Lewis Architects Ltd June 2019

Appraisal

13 Victoria Street is 2-storey, mid-terrace with basement in the Eldon Square Conservation areas of Reading.

The proposals are for a new single storey rear extension with pitched, glazed roof, and the replacement of existing rear extension roof with a flat, parapet roof plus conversion of basement to a study, including alterations to replace existing front window and lightwell with larger to suit and 900mm high, metal, painted railings to the perimeter of the lightwell to prevent accidents.

Following a previous Householder planning application (182232) we were advised by Connie Davis to withdraw the application and reduce the works to those that would be allowed under Permitted development rights and to include in the application description the works to the basement and lightwell to the front elevation. We have also retained the existing rear, first storey bathroom roof as a pitched roof as requested.

Therefore concerns regarding the longer rear extension 'DM4 (Safeguarding Amenity of the Sites and Detailed Policies Document (2012))' have been removed from the application and in retaining the existing first floor rear roof it also complies with policy DM9 (House Extensions and Ancillary Accommodation, Sites and Detailed Policies Document, 2012).

In summary, the rear extensions now fall within permitted development rights with regard to the size and heights, although we have proposed to clad the new rear extension in a metal cladding and the existing rear extension walls are to be clad in timber. This will enhance the rear of the property which is currently a mixture of rendered and painted brickwork and the adjacent neighbours both have flat felt roofs with visible gutters and fascias which we have avoided with parapet roof and hidden gutters. We feel that the smaller, new rear extension together with the upgrades to the existing rear extension, conversion of basement and larger windows, plus the addition of metal railings will have no negative impact on the property or the conservation area as a whole but will enhance the rear of the property overall. The alterations will modernise the property on a small scale, enabling the homeowner to make the most of the space available as well as upgrading and maintaining the property throughout for the foreseeable future.



Pic. 2 Existing rear elevation