

Heritage Statement

for works to
65 Brunswick Street, Reading



65 Brunswick Street is situated along the rear boundary of Brownlow Road which lies within the Downshire Square Conservation area in Reading. Due to the proximity of the site to the conservation area RBC have asked us to provide a brief heritage statement *'explaining the relationship between the boundary and the CA.*

Assessment of Impact

We do not consider that the proposals will have a negative impact upon the existing conservation area.

As seen from the google maps satellite image above, the rear boundary of 65 Brunswick Street backs directly onto the larger rear car park of 8 Brownlow Road (Annabel Court). This property has been converted to flats with a large rear grassed area and car park to the rear. It is separated visually from 65 Brunswick street with a row of mature trees and foliage and a timber painted trellis on top of the boundary wall. There is also a distance of over 25m between the rear walls of both properties.

The proposals to 65 Brunswick Street are to update and enhance the current building to one suitable for domestic use with a new pitched roof, renovated (but existing) balcony area to the roof over the living area and the provision of a new, single storey extension along the rear boundary of the property. Since the majority of the work is renovation of the existing property, none of the trees on the conservation area side of the boundary will be impacted during the course of the works, however the usual measures will be taken to ensure area around the trees is protected during the construction of the new extension.

To the new single storey extension along the rear boundary we have proposed a traditional, parapet roof/ wall detail to the perimeter of the flat roof which will reflect the existing boundary wall so that none of the modern, flat roof membrane, fascias or gutters will be visible from the conservation area. There is also currently a painted timber trellis on top of the boundary wall which will also help maintain the current view of 65 Brunswick Street from the conservation area.

To summarise, the low level of external works proposed at 65 Brunswick Street will have no negative impact upon the Downshire Square Conservation area. The proposals are screened from view by the trees along the boundary and the proposed extension will appear as a simple wall, due to the parapet design.