

Heritage statement relating to the demolition & construction of 3no 1 bedroom flats to the rear of 84, London Street Reading.

1.0.0. The Proposal

The proposal is to demolish the single storey commercial building & construct a three storey building consisting of 3no 1 bed flats.

The building is situated to the rear of 88 & 86 London Street which are grade II Listed Buildings.



The rear of 88 & 86 London Street from Church Street.

The Listings are detailed below.

The proposal does not affect the front or rear elevations of the Listed Buildings or the settings. It does not block the view & the design is not out of keeping with the character of the area.

Listing Text

LONDON STREET

1.

5128

(West Side)

No 86

SU 7173 SE 3/179 22.3.57.

II GV

2.

Early C18. 3 storeys and basement. Brick with moulded wooden cornice extending over the ground floor with 4 stucco pilasters resting on it and supporting a stucco Doric entablature between 1st and 2nd floors, which probably replaces the contemporary entablature and cornice. Probably of wood. Modern 2nd floor with parapet raised over Doric entablature, 3 segmental headed windows. Tiled roof. 3 ranges of glazing bar sash windows, centre 1st floor window has console keystone. Door case to right: panelled architrave with console brackets over, supporting the cornice over ground floor, 6 panelled door with elaborately carved wooden fanlight over (fan-shaped in rectangle, rococo in spirit),

Listing NGR: SU7180673012



1.1.0. The Design

The design has been carefully considered having regard to the character of the area.

The building will be built using red facings to a Flemish bond overlooking Church Street incorporating sliding sash windows set back 100mm over stone cills. Rubbed arches are proposed to the heads of the windows with stone band courses & parapet.

1.2.0. The Layout

The layout allows an open view from the living rooms across Church St, over the carpark to the rear of 90-92 London St into the courtyard of Home Court. There is no direct overlooking as the buildings beyond are all set at 90° to this development.

The bedrooms are positioned to the rear incorporating high level windows on the ground floor with a small defensible space which will be fenced & traditional sash window on the first & second floors with the lower sash obscured, although there is no particular overlooking issues.

1.3.0. The Scale

The scale is not inappropriate for the area, Folk House is a four storey building & most of the buildings in London St are 3 & 4 storey.

The is not large which is in keeping with the scale in Church St.

1.4.0. Landscaping

At present the frontage of the site is quite bland, it is proposed to erect a dwarf wall with railings & gate to the frontage with native hedge planting behind.

1.5.0. Appearance

The building has been designed to give a Georgian feel incorporating vertical sliding sash windows which reduce in depth through the floors, a Flemish brick bond I proposed with stone cills & rubbed arches. Stone band courses are proposed with a stone parapet coping.

