

owens galliver architects

PROPOSED SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE

AT

**CASTLEFORD HOUSE
121 CASTLE HILL
READING
RG1 7SY**

for

MR and MRS SEFTON JENKINS

DESIGN, ACCESS AND PLANNING STATEMENT

17-1796 jun.18

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

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LOCATION and site.

Castleford House, 121 Castle Hill, is one of a collection of houses of 18th and 19th Century origins on the road out of historic Reading to the west. The property is about half way up the hill itself, on the south side, set well back. At this point the historic houses line the road on both sides, some on the road edge, some set back with front gardens. The houses are varied in character, form and age, some being late 19th C, many of them being terraced, and for the most part 3 or four storeys in height.

OWNERSHIP AND USE

The property is as it always has been, a house, and the Applicants are the existing owners and residents. There is no change to the use proposed.



Castleford House, from the garden



Castleford House, from the road

THE PROPERTY

Castleford House itself is part of a terrace of similar scale properties, possibly built at the same time, in the early 19th C according to the Listing. It appears to have been built in two stages, having two distinct halves, of slightly different character and windows, with floor to ceiling levels differing significantly from half to half. It appears that the left hand eastern part could have been one with the adjoining 117, 119, being flush with it, having similar windows at second floor and a shared roof structure. The western right hand half is set back, and had until recently a different roof, and has different windows. It is possible that the western half replaced a smaller element with a side entrance to the stairs which are on the centre line of the western half -the adjoining building 123 was apparently built before the western half of 121, as 121 has a chamfered recess to avoid covering over windows in the side of 123. The two halves of 121 are unified by a parapet and cornice, in contrast to 117,119.

The house was extended at the rear on two storeys by way of an eccentric stylized projecting bay; a bay is shown on Ordnance Survey maps in 1879.

It was further extended in the 20th Century by a single storey wc and back hall being added.

At some stage a dividing wall between ground floor front and rear rooms of the western half has been removed creating one large dining room.

In the third quarter of the 20th Century the basement was converted and extended forwards to provide a large garage, involving significant structural works to form the new garage door opening in the old basement external wall, new concrete slab and drainage, and a new flat concrete deck over the extension, forming a balcony at ground floor level. The floor above the garage appears to

have been replaced to provide the requisite fire protection between the garage and the front room (kitchen) above. The basement walls appear to have been damp proofed. The necessary access ramp from the road was carved out of the garden, with retaining walls.

The rear garden is long and bounded by high brick walls of some age. By inspection the walls on both sides belong to Castleford House, both running as they do into the rear walls of the building. The ground level at 123 is significantly higher than at 121.

The front of the property is in common with many in Castle Hill finished in stucco; the rear of the property stands out, being finished stucco and painted brick, whereas the adjoining properties are all red brick finished. 121 stands out further in that it has a relatively composed arrangement, projecting towards the garden, whereas the adjoining properties on the west are set back, and on the east set back and of a variety of volumes, extensions to the originals.

The house has seven bedrooms.

PLANNING HISTORY

Prior to 1988 there were two schemes implemented:

Single storey rear extension for wc.

Conversion of the basement to a garage with structural alterations, front extension, and ramped drive in the front garden, with crossover.

As recorded on RBC website:

940848, 849	June 1994	Single storey rear extension to form conservatory (this appears not to have been implemented)
041074, 75	November 2004	widen drive...replace railings around garage roof (implemented)
111339/LBC, 111501	October 2011	roof extension (to add pitched roof to flat roofed half, implemented)

POLICY

The property is Listed as a group with 117 and 119 Castle Hill.

“CASTLE STREET 1. 5128 (South Side) Castle Hill Nos 117 to 121 (odd) SU 7072 13/36 II GV 2. After 1823. 3 storeys and basement. Stucco. Slate roof with brick chimneys. Nos 117 and 119: bands over ground floor and as 2nd floor cill band. Brick block eaves cornice. Glazing bar sash windows except 1st floor of No 119. 2 windows each on 2nd floor, 1 on 1st and ground floors. Contemporary wrought iron balcony to 1st floor with later wooden bracketed supports. Outer 6 panel doors with radiating and wreathed fanlights. No 121: cornice and parapet, 2 right hand [hand] bays set back. 3 ranges of glazing bar sash windows, the 2 on the ground floor arched and central 6 panel door with radiating fanlight.”

It was Listed in 1978. Note the Listing is describing two different kinds of frontage (117 with 119, and 121) within one paragraph.

The property is within the Russell Street/Castle Hill Conservation Area, lasted Appraised in 2004.

The Design Guide for House Extensions Supplementary Planning Document would apply.

PROPOSAL and DESIGN

The proposal is two fold: to provide a family room related to a relocated kitchen that also has a good open relationship to the extensive garden, and to make better use of the basement, improving the frontage.

Rear Extension.

The proposal is for a low scale lightweight dynamic modern structure that relates closely to the existing fabric and situation.

The plan of the rear extension develops from the activities within, and reflects the angled walls of the two storey bay extension, and responds to the adjoining boundary wall with a duplicate new loadbearing wall in parallel.

This flank wall acknowledges the existing boundary wall material; its use avoids interference with the old wall, which is also a retaining structure, and rises higher as an effective boundary wall against the higher ground of 123.

The rear external wall is split into two parts:- solid elements related to the bay and functional parts of the extension, and glass in a light aluminium frame where the garden relationship is key.

The roof sails over the shaped glazed wall, and across the old two storey bay, linking the various parts of the house with a constant horizontal. The roof projects significantly to provide shading from sun and prevailing wind, for both the extension and the French doors in the bay. It then sails over the eastern garden wall to the boundary, without touching it or affecting it.

The ceiling level is chosen as the existing rooms have high ceilings, and to maximise views out. A pitched roof is chosen to ensure the existing original arched ground floor window, and the fanlight over the original back door, are not interfered with. Nevertheless, the design respects the cill levels of the first floor windows above. This resulting low pitch is achieved by a copper roof covering whose colour and quality will always provide a distinguished and lively finish, visible from the garden end. The pitch is then reversed to form the projecting roof and shade, also covered with copper, so that the view from upper floors is also attractive. Rooflights of significant size but simple design also enliven the roof and provide light deep into the plan, including the hall, through the old windows. The thickness of roof construction required is masked by a long raking soffit highlighted by the use of natural timber, clear stained.

The existing back wall of the dining room is opened up on each side of the existing window, leaving the whole of the window and its shutter mechanism, paneling, linings and architraves unaffected, whilst maximising the connection between the old and new. The original back door with its fanlight continues to be used for access to the new passage and thence the garden.

The partition dividing the passage from the garden room is to be largely glazed in an attractive framing, doubling as display cabinet.

Garage Conversion

The conversion to a garage introduced an alien concept on to the two centuries old structure, with a highly visible large scale lower storey element. The existing basement is not being used effectively. There is a need for a children's room and a proper utility space. The proposal is to reverse the change so that the space once again relates better to the domestic activities within the house; the frontage will once again be entirely flush, the garage extension being removed, and the concrete flat roof over it therefore disappears. The drive will be raised into steps, allowing planting and a much softer foreground to the four storey frontage, lowering the scale, and going some way to re-instate the front garden.

As the floor slab is modern and well made, removal is not possible, and it will be necessary to add a floating insulated floor. As headroom is low, it is proposed to raise much of the existing modernized floor above. This will not affect the existing room above other than raising skirtings; the door way into the kitchen will remain as it is, with steps up within the room.

To open up the space inside the basement a modern door is to be removed and a minor structural wall pierced to bring the stair case into the space; the historic plan form, the wall and its purpose, will still be evident.

The back basement space is easily adapted to form a proper utility space, and "downstairs" wc, removing modern enclosures revealing old storage supports.

MATERIALS:

Existing

Walls painted brick and painted render

Roof: natural slate

Roof edges white painted timber

Windows white painted timber

Proposal

Walls painted render and fairfaced stock bricks

Roof: copper

Roof edges clear stained hardwood

Windows aluminium

ACCESS

There is no change to the accessibility of the house.

TREES

There are no trees affected by the proposals.

PARKING

The house has the benefit of a good driveway, of about 9m length, enough for one car, possibly two in a domestic drive, as well as the modern garage carved out of the house basement. Cars must however either reverse into or out of the drive direct on to Bath Road, often at peak times.

The house also has the benefit of two parking permits for Zone 09R.

As a house with more than 4 bedrooms, in Parking Zone 2 as defined in the Supplementary Planning Document "Revised Parking Standards and Design" parking provision requirements are currently 2 spaces. The proposals will convert the modern garage back to habitable accommodation, so the parking provision attached to the house will be a minimum of 3 spaces, which still accords with current policy.

CONCLUSION

The addition to the rear provides space that unites the enclosed historic spaces, and the open garden, with a positive and attractive contemporary design that builds on the existing fabric rather than replacing it.

The removal of modern interventions that are unsympathetic to the frontage that that closer to its original form and relationship to the front garden and the road.

The two proposals combined re-invigorate an historic house for modern use whilst leaving untouched all the significant elements of it, conserving and enhancing the Listed Building and Conservation Area.



AS EXISTING



AS PROPOSED

PHOTOS



From the garden towards 123, 125 Castle Hill



From the garden towards 119, 117 Castle Hill



from behind 123 Castle Hill



Western boundary wall will be unaffected



1970's wc extension



Eastern boundary wall will be unaffected



From the garden looking southwest



from the garden looking towards Coley Hill



From front hall through 1970's wc towards the back garden; the door and fanlight will remain unchanged

Existing Dining room window towards the back garden; the window and all its joinery will remain unchanged

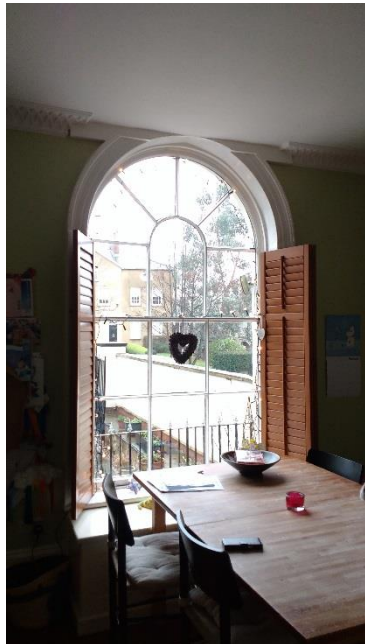




Castleford House from Castle Hill



Castleford House frontage



Balcony over old garage extension with existing kitchen window; the window remains unchanged



Existing garage semi basement frontage



Balcony and steps to front door



Semi basement garage



Modern garage ceiling and floor over to be replaced



Basement store with modern cupboards to be removed

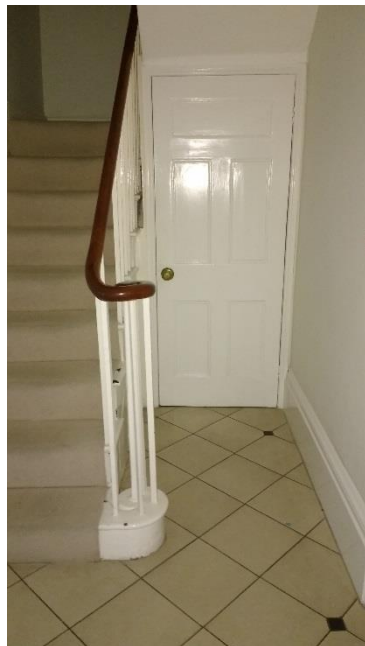




Basement hall; store to left, garage to right



stairs in basement



Stairs at ground floor level
with door from hall to
basement to be
unchanged



Existing kitchen (to be relocated)

Door into existing kitchen (to be unchanged)

ILLUSTRATIVE IMAGES:



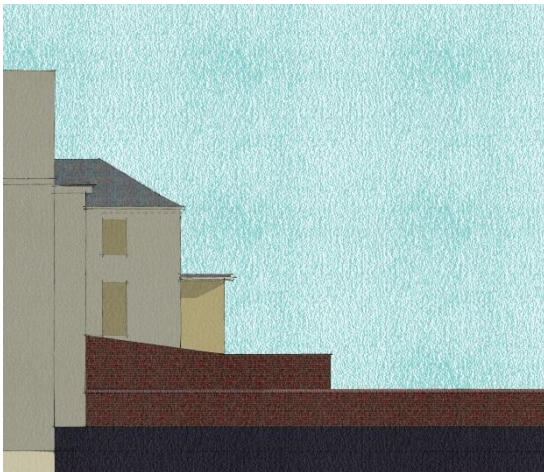
Proposed extension from the south east



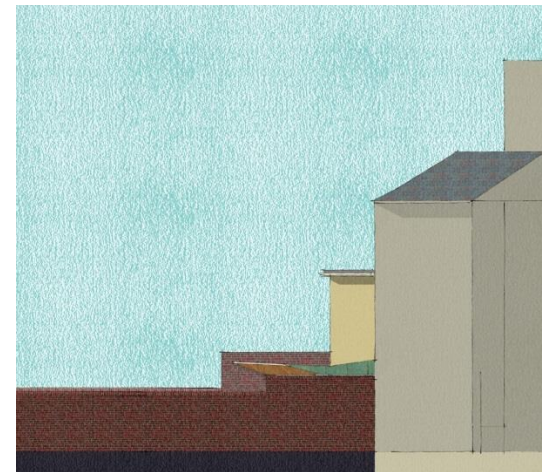
Proposed extension from the south west



South (garden) elevation of proposed extension



West elevation, with existing garden wall



East elevation, with existing garden wall