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Document Title:

LISTED BUILDING / CONSERVATION AREA CONSENT SUPPORTING STATEMENT

Project:

PROPOSED DEMOLITION OF DETACHED GARAGE LOCATED WITHIN THE CURTILAGE OF GRADE II LISTED HILLSIDE HOUSE AND THE MOUNT CONSERVATION AREA

Site Address: **HILLSIDE HOUSE, ALLCROFT ROAD, READING, RG1 5DJ**

Client: **TURNER ESTATES**



Fig.1: Front view of garage

prepared by

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1.0 INTRODUCTION

This statement is written as support to the listed building consent and demolition in conservation area applications submitted to Reading Borough Council for the demolition of detached garage located within the curtilage of Grade II Listed Hillside House and The Mount Conservation Area

This statement should be reviewed in conjunction with Weston & Co Architects drawing 16003-PL-01.

2.0 SITE LOCATION & CONTEXT

The application site is located within 'The Mount' Conservation Area, with the grade II listed Hillside House identified as a building of 'special interest' within Reading Borough Council's Conservation Area Appraisal dated April 2009.

The site is 1.5 kilometers south of Reading's town centre, to the southern side of Allcroft Road, and between Lower Mount to the east and Whitby Drive to the west.

Local context surrounding the site is predominantly residential in use, mainly single family houses at a suburban density.

Hillside House was originally built by W I Palmer (Huntley & Palmer biscuits) in 1880 and was later significantly extended to the south in 1898 and became home to L. G. Sutton (Suttons Seeds) and his family. The Palmer and Sutton families are both of great significance to the historic development and heritage of Reading town.

The detached garage building is not an original element of the Hillside House development. We understand that this building was built by Reading University who owned the Hillside House site between 1949 and 2014.

3.0 USE

Currently the garage building is used for storage space by the applicant, however this storage space is no longer required.

4.0 PROPOSED WORKS

It is proposed to demolish the garage building located in the southern end of the car park serving Hillside House. The demolition works are proposed in order to improve site access for the construction of new student housing Units C5 , D5, Common Room and Landscaped Gardens for Hillside House (Planning Application nos: 160753 & 170625).

It is proposed that great care will be taken during the demolition in order to minimise any damage to the existing boundary retaining wall to the rear.

The demolition of the unattractive detached garage building will also have the benefit of significantly improving the setting of Hillside House given its inherent close proximity to the listed building.

Fig.2 below illustrates how the demolition of the garage building will reveal new views of this significant listed building.



Fig.2: Garage proposed for demolition in the context of Grade II Listed Hillside House