



15 Coley Hill - Heritage Impact Assessment
Document 17/02/DOC-02

October 2017.

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1.0 Introduction.

- 0.1 This document has been prepared to review the heritage impact of proposed minor alterations to the Grade II listed property at 15 Coley Hill, Reading, RG1 6AE.
- 0.2 It should be read in conjunction with the submitted drawings (17/02/01, 02, 11, 12) and the Heritage Statement 2686-100, produced by Hive Architects LLP for planning application 162026.
- 0.3 It begins with a brief overview of the build’s history and heritage, including an outline of the framework against which the proposals impact will be assessed.
- 0.5 Section 2 reviews the proposals and assess their impact on the building heritage value.
- 0.6 The document concludes in section 3.

2.0 Context & Policy Review.

- 1.1 15 Coley street is a two storey over basement terraced house. It dates from the mid 19th century and is one half of a pair of houses. It is located within the castle hill conservation area.
- 1.2 In 1978 the property was listed Grade II. The listing reads as follows:
- ‘COLEY HILL 1. 5128 (East Side) No.s 15, 15A 17 and 17A SU 7072 13/92 II GV 2. Circa 1840. 2 storeys. Brick with stucco string under 1st floor windows. Low pitched slate roof. Glazing bar sash windows, No 15 has 3 windows on 1st floor and 1 window and 2 doors on ground floor (originally 2 windows and 1 door). No 17 has 2 windows on 1st floor and 1 window and a door on ground floor. Doors have small radiating fanlights of ogee design. Ground floor windows arched with radiating glazing bars. Doric portico to No 17A removed.’*

List Entry Number 1113458.
- 1.3 Listed buildings are statutorily protected under the Planning (Listed Building and Conservation Act) 1990, which states - under section 66(1) - that no person shall execute works to a listed building without authorisation by the planning authority or the Secretary of State.
- 1.4 The National Planning Policy Framework (NPPF) requires applicants to submit a description of ‘the significance of any heritage assets affected’. It defines ‘significance’ as ‘the value of the heritage asset to this and future generations because of its heritage interest.
- 1.5 Historic England provides heritage protection to listed buildings. It divides ‘significance’ in to four categories:
- Evidence Value – the potential to yield evidence of past human activity.

Historical Value – ways in which people and events can be connect to a place/structure..

Aesthetic Value – sensory and intellectual stimulation derived from a place/structure.

Communal Value – the meaning a place has for those who relate to it.
- 1.6 The proposals outlined in section 2.0 will be assessed against the four markers of significance outline above.
- 1.7 The impact of the proposals will be measured in proportion to the assessed value.

3.0 Heritage Impact Assessment.

2.1 The proposals include:

- A leaded porch over an altered rear entrance door.
- Alterations to an approved metal balustrade to the existing rear platform.
- Metal railings and new brick walls to the front boundary.
- Alterations to an approved lantern along the front elevation.
- The reinstatement of a window on the front elevation.

2.2.0 Leaded porch and renovated rear entrance door.

2.2.1 The existing rear entrance is currently enclosed with a conservatory, constructed in the 20th century. It is formed of white painted, timber framed single glazing and a corrugated mono-pitch metal roof. The timber frame is crudely detailed and of no historic value. It is constructed off a brick platform, which dates from an earlier period. The conservatory is intrusive and detrimental to the aesthetic value of the rear elevation.

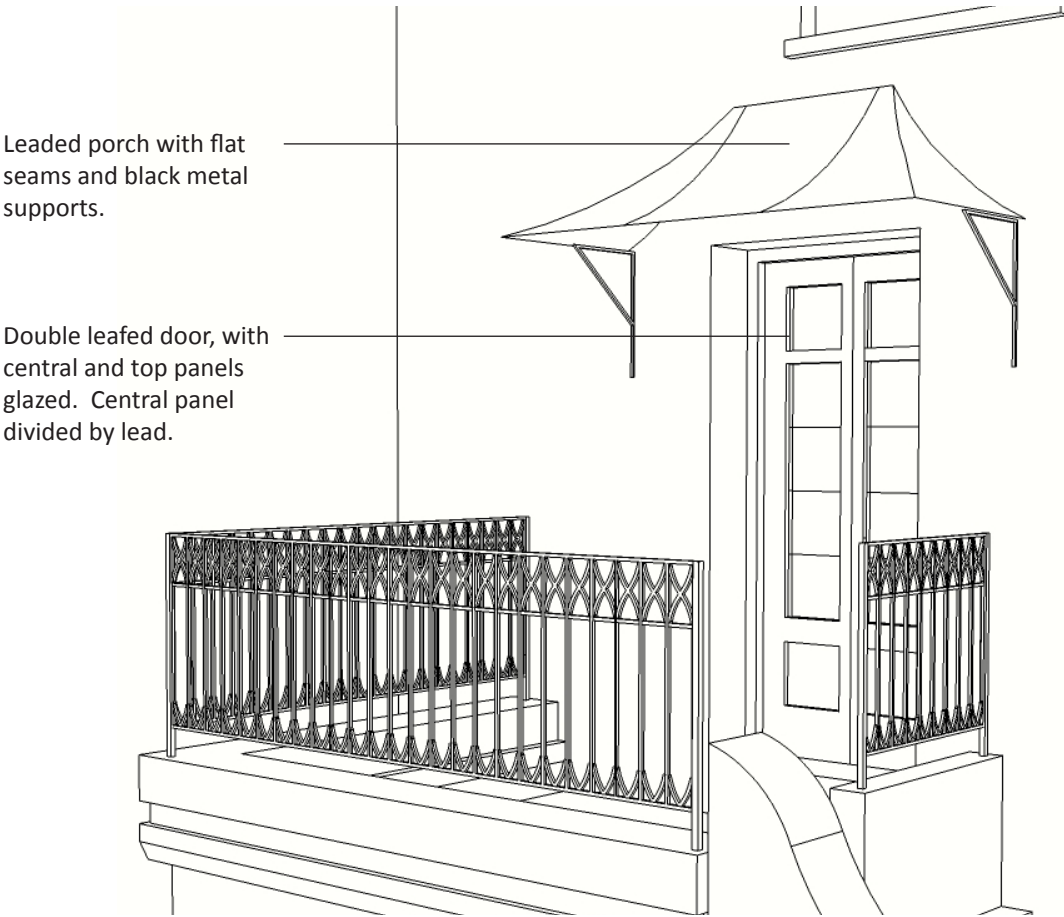
2.2.2 Planning application 162026 approved the demolition of this conservatory.

2.2.3 The proposals submitted here include a leaded porch over the rear entrance. This is designed to offers the occupants some protection from the elements, lost with the removal of the conservatory.

2.3.4 The rear entrance door in the proposals replace 2no. existing white painted timber, glazed doors leafs in the rear entrance with a pair of white painted timber leafs, with leaded lights. This amendment in minor and will improve access to daylight in the rear hallway.

2.2.5 The proposed leaded porch and rear entrance door are designed with a Georgian aesthetic and are sympathetic to the building’s heritage.

2.2.7 This intervention will have a **beneficial** impact on the buildings aesthetic value.



Sketch of proposed rear entrance doors, porch and balustrade.



Existing conservatory approved for removal under application 162026.



Existing rear entrance doors.

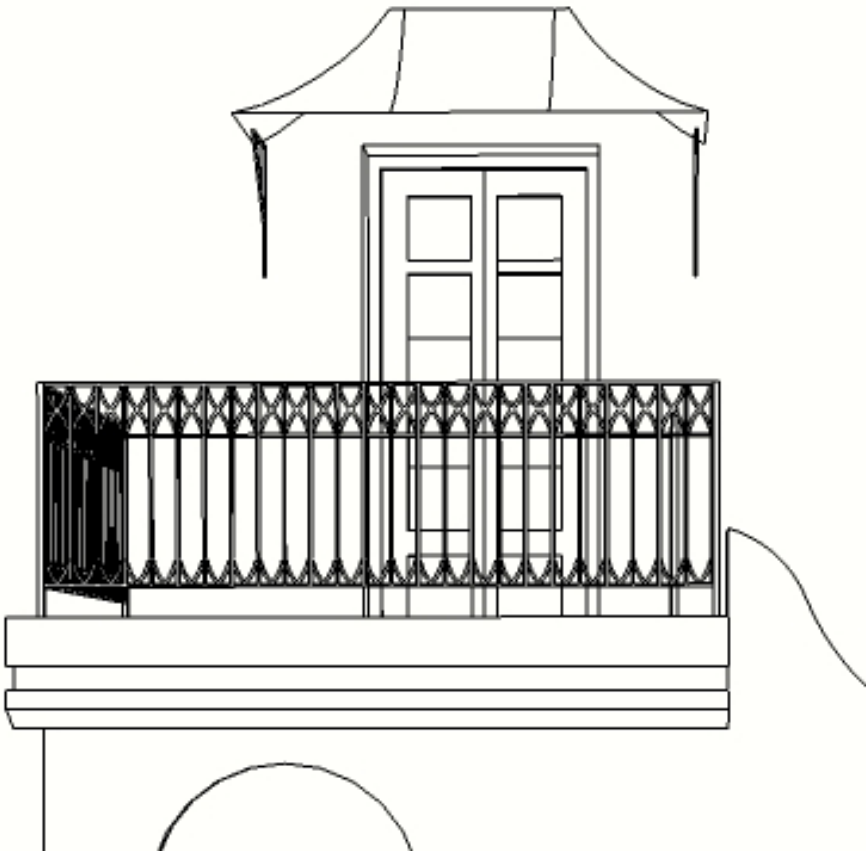
2.3.0 Metal balustrade.

2.3.1 Planning application 162026 approved the installation of open topped metal railings around the existing rear platform.

2.3.2 The proposals submitted here include a revised balustrade design with a flat top, which offers improved safety to the residents.

2.3.3 The proposed balustrade pattern is restrained and in keeping with the modest Gerogian aesthetic.

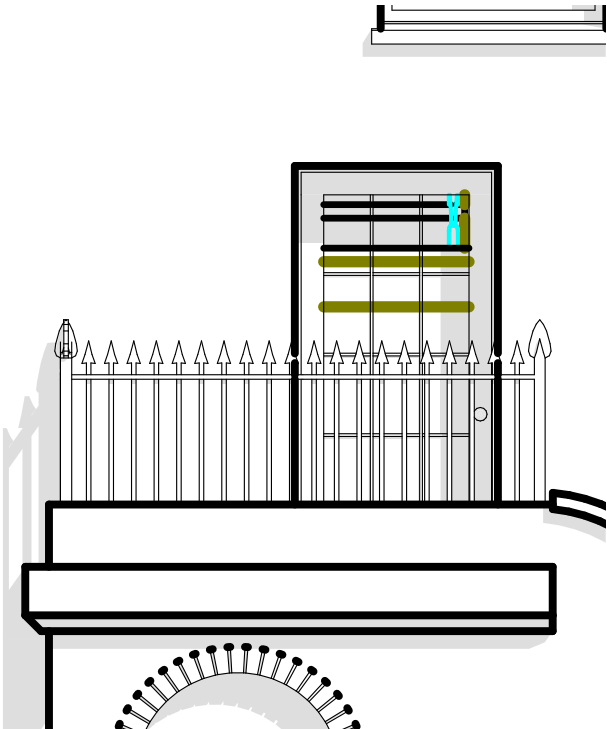
2.3.4 The proposed balustrade will have a **beneficial** impact on the building aesthetic.



Sketch view of proposed altered railing design.



Existing rear elevation with intrusive conservatory.



Railings and external entrance approved under application 162026.

2.4.0 Metal railings to front boundary.

2.4.1 The front boundary is currently delineated from the street by a very low cement rendered brick wall, approximately 200-300mm high. This is bounded at each end by cement rendered brick pillars capped with concrete copings. The low wall is in a poor state of repair and not of a notable quality. Its heritage value is therefore neutral.

2.4 2 Beyond the low walls are shrubs and a small tree with a girth of less than 75mm (measured at 1.5m from the ground). These will be retained.

2.4.3 The proposals include the removal of the low wall and pillars and their replacement with a new red brick wall and pillars with stone copings and open topped black metal railing between. The railings are designed with simple spear heads – a design typical of 19th century town houses and other houses in Castle Hill conservation area.

2.4.4 These proposals seek to alter a neutral part of the existing property that is in poor state of repair. The Georgian detailing of the proposed railings is beneficial to the aesthetic value of the boundary treatment and in keeping with others in the conservation area. The use of red brick matches the host building and the neighbour’s boundary wall. The stone copings offer improved quality of materials over the existing concrete copings.

2.4.5 Overall it is assessed that this intervention will have a **medium beneficial** impact on the buildings aesthetic value.



Proposed boundary treatment - red brick wall and pillars with stone copings; black metal railings and gate between with spear heads.



Existing boundary treatment.



Cement rendered pillar at boundary with neighbours brick wall.



Existing low cement rendered walls.



Example of spear headed railings.

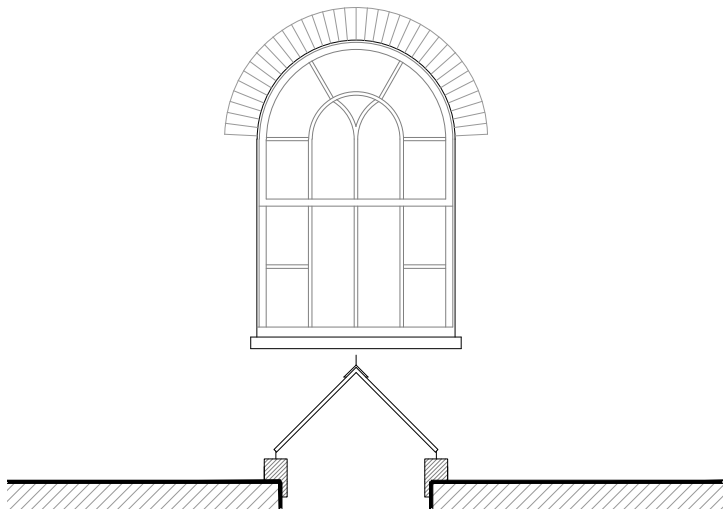
2.5.0 Light-well

2.5.1 Along the front elevation is an existing light-well, which allows daylight in to the front basement room. This is currently covered with corrugated plastic, to prevent branches and leaves from falling into the light-well.

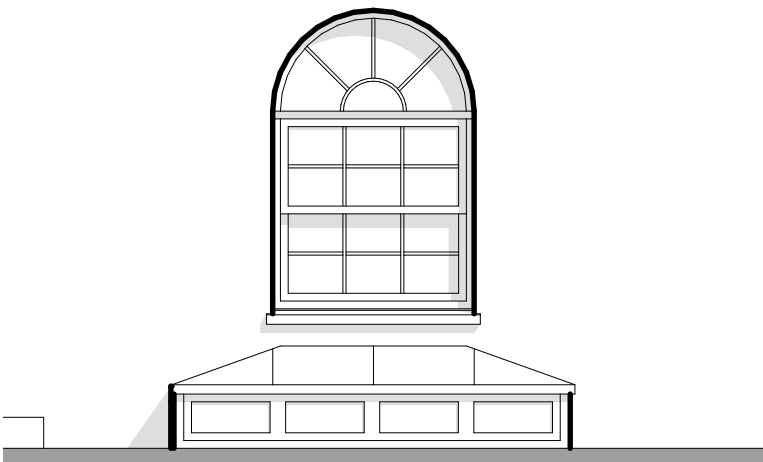
2.5.2 Approved planning application 162026 includes a new lantern rooflight over this light-well.

2.5.3 The proposals submitted herein alter the approved glazed lantern rooflight to suit the proportions of the exiting light-well and is therefore less impactful on the aesthetic value of the host building.

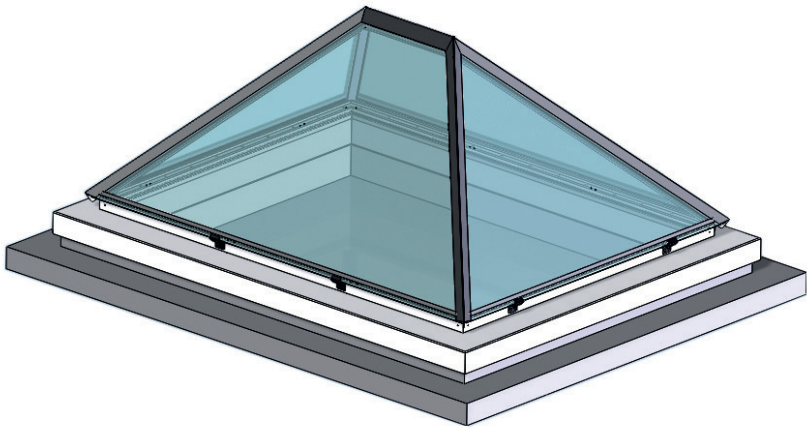
2.5.4 This intervention will therefore have a **low beneficial** impact on the buildings aesthetic value.



Section through proposed front light-well with conservation lantern rooflight over.



Lantern rooflight approved under application 162026.



Proposed black framed conservatin lantern rooflight, from The Rooflight Company.

3.0 Conclusion

3.1 The proposed alterations to the rear elevation are sympathetic to the Georgian aesthetic and will be beneficial to the aesthetic value of the rear elevation.

3.2 The proposed reinstatement of the window on the front elevation will restore the buildings frontage closer to the original design. This will be highly beneficial for the aesthetic and the communal value of the building.

3.3 The proposed amended lantern and railings along the front boundary will have a low to medium beneficial impact.

3.4 Overall the proposals will have a beneficial impact on the heritage value of the host building, both in terms of its aesthetic and communal value.