

Design and Access Statement

073B-DAS



15 Christchurch Road

Reading, RG2 7AA

March 2017

Supporting Documents

1. This document to be read in conjunction with the following documents:
 - **Drawings** 073B-SP01; 073B-PL01; 073B-EL01; 073B-EL02
 - **Heritage Asset Report** 073A-HAR

Introduction

2. Elizabeth Kavanagh, the new owner of 15 Christchurch Road, wishes to undertake repairs and alterations to the rear of the house to improve its external appearance and internal utility.

Setting

3. 15 Christchurch Road is a small, late-Regency house in a terrace of similar houses.



15 Christchurch Road, South elevation

Heritage Statement

4. 15 Christchurch Road was listed grade II in 1978 as part of a group of terrace houses, listing NGR SU7213772228. The entry reads:

CHRISTCHURCH ROAD

1.

5128

(North Side)

(Nos 11 to 25 odd)

SU 7272 9/85

II GV

2.

Before 1840, built as part of Whitley Crescent. 2 storeys. Brick with slate roof. Glazing bar sash windows. Each house has 1 range of windows and a door, only Nos 21 and 23 retain their 6-pannelled doors, rest altered. Small quadrant surrounds with radiating fanlights over. The continuous trellis verandah now retained only before Nos 15 and 17 and Nos 23 and 25. Nos 15-25 retain low arrow head rails with panel standards.

5. A detailed heritage report (073A-HAR) on the significance of 15 Christchurch Road accompanies this application.

Planning History

6. The following planning application was found in the online database:
- Application number 920211, for the replacement of rear and upper front windows (retrospective), was filed on 18 March 1992 and approved 29 April 1992

Proposed Works

7. Listed Building Consent (LBC) is sought for works to the rear of the house to improve its appearance and amenity, and preserve the surviving historic fabric.
8. Details of the proposed works are:
 - Replace 1no. window to the West elevation with 1no. window and 1no. door
 - Replace 1no. doors to the North elevation with 1no. window
 - Remove cement render from the West elevation
 - Render the West and North elevations with lime render
 - Replace uPVC rainwater goods with heritage profile cast aluminium

Rationale of the Proposed Works

9. The general principle of the proposed works is to improve the buildings amenity and function while simultaneously maintaining its historic fabric, and preserving or enhancing the architectural qualities which make the building worthy of inclusion on the statutory list.
10. The existing window to the historic section of the West elevation, and doors to the modern section of the North elevation are of modern storm casement design. The window is presently in a poor state of repair and both the window and door detract from the historic and architectural significance of the building as they are both materially and visually unsympathetic. The proposed replacement door and window, in hardwood with traditional flush casements will improve the appearance of the both elevations and be more sympathetic to the historic fenestration of the building.



Existing window, West elevation



Existing doors, North elevation

11. The historic section of the West elevation has been rendered with a modern cement-based render at ground floor level. Such renders are inappropriate for use on historic solid masonry walls as they are impervious and prevent the wall from being allowed to 'breathe' in the manner in which it was intended. Subsequently the underlying masonry becomes saturated with moisture over time causing long term damage and weakening. The modern single storey extension was constructed with unsympathetic brickwork and has had a presumed former doorway infilled with breeze blocks. Other minor repairs and alterations to the rear of the building have been executed with poor quality materials and workmanship.
12. Careful removal of the cement render and re-rendering of the entire North and West elevations at ground floor level with a traditional, breathable, lime based render will serve to protect the historic masonry of the building from further decay and simultaneously unify and enhance the appearance of the elevations.



Partially rendered West elevation

13. The rainwater goods to the rear of the building are modern uPVC and both materially and visually unsympathetic to the historic building. Replacement with heritage profile, cast aluminium will serve to enhance the appearance of the rear of the building.



Modern rainwater goods to the North and West elevations

Listed Building & Conservation Area Impact

14. Works to a heritage asset can have a positive, neutral or negative impact on the asset's significance. The objective of the proposed work on 15 Christchurch Road is to enhance the appearance and general amenity of the rear of the house to bring it to the standard of a property worthy of inclusion on the statutory list. It is considered, therefore, that the proposed programme of work will have a positive impact on the overall significance of the house.
15. The proposed works are to the rear elevations of the house and will not impact on the positive contribution it makes to the Christchurch Road conservation area.

Access

16. The proposal does not change or affect existing vehicular access to the property and will not impact traffic in the area.
17. The proposed work will have no impact on the amenities of neighbouring properties.

Biodiversity & Arboricultural Statement

18. No biodiversity issues have been identified that would be affected by the proposed works.
19. No trees or hedges will be cut down during the proposed works.