

## **Planning Heritage Statement**

### **92 Albert Road, Caversham RG4 7PL**

The above site is a detached building, constructed circa 1910, largely in its current form. It is currently split into 3 units.

Construction is of brick cavity walls, with the upper half finished with pebbledash. This pebbledash shows several areas of poor repair over its lifetime and would need to be replaced. A tile crease detail splits the two finishes.

The roof is of a red clay tile with half-hip gables to the main body of the building and includes two dormer windows facing Chelford Way.

Windows are single glazed timber units with a timber box section and brick header detail over.

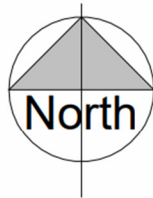
The building is not listed, nor in a conservation area and has been deemed to have no architectural merit by the Planning Office or independent Heritage consultants. However, it has recently been classified as a Non-designated Heritage Asset.

The application seeks to renovate the main building to meet current living condition requirements, whilst adding a sympathetic addition to provide further accommodation. Proposed improvements will secure the building for years to come.

We believe there are a few areas of the current building that may form part of later additions:

1. The garages affronting Albert Road are of a different brick stock and flat roof construction, likely built in the 1960's
2. The Front porch matches in brick stock and roof style, but we believe this was added after the main building was constructed.
3. The separate coal store is of brick construction, but of a different stock, suggesting a later addition
4. The two dormer windows facing Chelford Way include a differing fascia and soffit design to the main building which also suggest later additions.
5. The single storey element matches in brick stock but is at odds with the main building. The lower internal floor and low access door suggest this was once an outbuilding and perhaps constructed at a later date.

# Site Plan



Coal storage

ex. bin store

Single storey  
"out building"

Garages

ex. garages

ex. parking

ex. parking

Dormer windows

Porch

ALBERT ROAD

CHELFORD WAY

