

Heritage Statement

Design & Access Statement

Planning and Listed Building Consent Application re: returning roof to slate at
3 Christchurch Road, RG2 7AA

The Property and Listing

1. 3 Christchurch Road (the **Property**) is a family house that, according to its official listing, was built pre-1840.



2. The Official Listing entry as applies to the Property is as follows:

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1154854
Date first listed:	14-Dec-1978
List Entry Name:	3-9, CHRISTCHURCH ROAD
Statutory Address 1:	3-9, CHRISTCHURCH ROAD

Location

Statutory Address: 3-9, CHRISTCHURCH ROAD

The building or site itself may lie within the boundary of more than one authority.

District:	Reading (Unitary Authority)
Parish:	Non Civil Parish
National Grid Reference:	SU 72094 72227

Details

1. CHRISTCHURCH ROAD 5128 (North Side) Nos 3 to 9 (odd) SU 7272 9/432 II GV 2. Before 1840. Built as part of Whitley Crescent. Altered. Stucco 3 storey and basement terrace, Nos 7 and 9 with band over ground floor. 1 range of glazing bar sashes each originally. Now altered, No 5 and No 3. Segmental headed doorways with recessed doors. Slate roofs with brick chimneys, No 3 hipped to left. Included for group value.

Listing NGR: SU7209472227

3. The Property also resides in the Christchurch Conservation Area and falls within Area 2. Area 2 is described as per the below:

This is an impressive terrace of three different types. It is of an earlier date (pre 1840) than Area 1 (see section 1.3). A great deal of its original character remains with only a few recent, unsympathetic alterations. The general character of this part of the area is of plain red brickwork (although the eastern end of the terrace is stuccoed). Low pitched slate roofs; panelled doors with arched fanlights; glazing bar sash windows (9 and 12 panes) all give character to this property. Most obvious however, is the link frontage brick walls and/or low brick walls with railings above.

4. Both the official listing and the description in the Christchurch Conservation Area describe those properties falling within the Listing (i.e. 3, 5, 7 and 9 Christchurch Road) as having 'slate roofs'. However, the Property does not contain a slate roof. Instead, the Property contains concrete roof tiles (Redlands 49). We understand that the roof was altered from slate tile to the red concrete tiles pre-December 1978, as no planning application for the change has been located and pre-listing such a change was permitted under permitted development rights.

The significance of the Property

5. The listing covers the four taller houses on the terrace which we understand were built as part of the 'Whitley Terrace' before 1840. We understand their combined significance is with respect to the build record, attempting to bring 'regency elegance' from Whitley to Reading.

6. However, we understand the Property to have been built subsequently to no.5 – 9, as No.3 covers only three floors compared to the four included with the other properties in the listing. We understand no.3 to have been included in the listing for 'group value', especially as a number of the listed aspects associated with 5-9 do not apply to no.3, including the roof in existence at the time of the listing.
7. In spite of the differences in the roofs at the time of the listing, our application seeks to bring the look and quality of the Property both back to the likely original house and closer to that of 5-9.

Remedial Requirements

8. We do not believe that the roof at the Property has undertaken significant repair work since its installation.
9. Since purchase in June 2022, the roof has demonstrated significant water ingress, impacting both the wooden batons, structural beams and the walls to the Property. Photos previously provided to the Council and provided again, in part, below for ease of reference:





10. We are advised that the issues with water ingress arise as a result of deteriorated lead flashing together with broken brick tiles and degrading wooden batons. We are also advised that, without urgent remedial works, the structural beams may also deteriorate and require work (we have not been advised that this work is required as of now).
11. In light of the urgent need for the repairs, we have considered the possibility and cost of returning the roof of the Property to match both the listing and that of the adjoining properties. We are advised that undertaking the repair works only may, in itself, require significant replacement of the existing red concrete tiles. We are therefore seeking permission to return the roof back to slate, as per the original design and likely look of the Property.

Proposed Works and materials

12. In light of the above, our application is to return the roof of the Property back to slate. Using reclaimed blue/grey Spanish slate to ensure a used/weathered look to the roof (as opposed to brand new), the scope of the works to both repair the roof and ensure the durability of the property moving forward are as follows:
- a. Erect scaffolding front, rear and side of property to access roof
 - b. Removal of all existing concrete tiles, batons and felt
 - c. Removal of deteriorated lead flashing
 - d. Installation of over fascia gutter trays and vents
 - e. Installation of breathable membrane and treated batons
 - f. Installation of reclaimed blue/grey Spanish slate tiles
 - g. Installation of hip and ridge tiles
 - h. Installation of new lead work to be installed by qualified lead welder – all laps and joints to be welded
 - i. Replacement of broken chimney pots and re-flaunching of top of chimney
 - j. The only works that will be visible from the outside of the property are the works involving the tiles, lead and chimneys. The remainder of the work will not be visible to those viewing the property from the outside

Heritage Impact Assessment

13. Use

- a. The proposed return of the roof will not impact the use of the Property as a family home.

14. Setting

- a. The listing and the Conservation Area description are concerned with the outward appearance of the Property. Both (erroneously) already record the Property as having a slate roof. The proposed works will bring the Property within the descriptions given, whereas in its current form it falls outside.
- b. See photos immediately below re: the appearance of 5-9. The proposed works would seek to bring the Property within a similar appearance.



Design and Access

15. As noted above, the proposed works are intended to bring the Property back to its originally envisaged design from what is a somewhat ugly change dating from the 1970s.

16. There will be no changes to the existing access to the Property.

Conclusion

17. We should be grateful to receive permission to undertake the proposed works listed in the application and as detailed further in the drawings associated with the works.
18. We strongly believe that these works would not only benefit the integrity of the Property, but would be of benefit to the listing, properties 5-9 and the wider Christchurch Conservation Area in bringing the Property back to its originally envisaged design and appearance.

Paul Baker and Kathrine Garrett

Owners of the Property.