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Our ref 5248/DAS/01

Design, Access and Heritage Statement

6 Paddock Road, Caversham, Reading, RG4 5BY

This design and access statement has been prepared on behalf of Mr & Mrs Shrive. It accompanies a Listed Building Consent application for proposed replacement windows to the existing Grade II listed property.

This statement has been prepared in accordance with the Reading Borough Council Local Plan.

Site Location

The application property comprises of a timber frame building with red brick infill and a tiled roof with white painted timber casement windows. Although the property is listed, it does not appear to be within a conservation area.



Picture 1 – Frontage of The Cottage.

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The Listing Statement from 1976 for property is as follows:

Early C17 probably. 2 storeys gable end to road. Timber framed with modern brick infilling to road. Old tile roof. 1 casement window (modern leaded-type) to road and plain door to right. East front irregular with 1 casement window, a 1½ storey 2 window extension to north and a modern timber car-port.

The car-port mentioned in the listing seem has been removed and replaced with a detached double garage in the back garden by former owners of the property.

Site Introduction

The site is north of Paddock Road and has a narrow frontage. There is vehicle access alongside the cottage leading through to the garage and garden.

The back garden is unusual in that it opens out to a wider space (circa 45m x 35m) where the garage is sited, with lawn, beds and a pergola. The site has enlarged since the previous application through land acquisition.

Previous Applications

There does not seem to be any relevant planning history for the site listed online.

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Proposals

It is proposed to replace timber windows with like for like equivalents, to the east and west sides of the property. The existing windows are of poor design and reaching the end of their life.

Summary

We believe that the proposed replacement will be a welcome maintenance of the cottage, dramatically improving the overall sustainability of the property.

Design Component

The proposed work is subject to Listed Building Consent and would not otherwise need approval. The replacements are to be of like for like equivalents. Full joinery details are included as part of the application.

Layout of the Proposal:

There will be no impact on the existing layout of the house. The only proposed work is to replace the windows and make good interior decoration.

Scale and Relationship to Surroundings:

All works are domestic and no issues are raised with regard to scale either of the existing dwelling or its neighbours.

Landscaping; public and private spaces:

No changes in landscaping are proposed.

Appearance (architectural treatment and materials):

All the proposed works are designed to be sympathetic to the overall character of the building. The replacement of the failing material will substantially improve the appearance of the building and contribute to its longevity. The painted timber character will be maintained.

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Appraisal of Context (a summary of how the above elements are influenced by the site's surrounding and characteristics):

It is obviously desirable that any changes made to the property should not detract from the preservation of the buildings' history and the character of the conservation area and other nearby listed buildings, however it's Listed status does not preclude works which are of benefit to the upkeep of the building.

Access Component

Equality of Access:

Access to the property will be unaffected by this work. As this is an alteration to a private dwelling, no additional specific access to the property is required or further consideration of public transport.

Access for Emergency Services:

Existing good access will be maintained. Several of the existing windows have been painted shut and are not openable for fire escape. This proposal will ensure these important exit routes are available.

Assessment, Impact and Justification

Assessment:

National guidance states that: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.'

The alterations which are proposed will have very little affect on the character of the cottage.

Reading Borough Council Local Plan Policies are not seeking to preserve buildings unchanged, only that proposed work must have "proper regard" for the scale, design and setting of the building. We do not feel any of the proposed works contradict this aim.

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Impact:

Viability: The works will enhance the viability of the property

Setting: The replacement of the side windows will have little impact upon the setting of the property

The work will have an insignificant impact on the setting, character and appearance of the Listed Building

Fabric: There is a small loss of the fabric of the building, however none of the interior of the building is included in the Listing. The woodwork lost is reaching the end of its life and not architecturally important to the character of the property

Glazing: The new windows that are proposed are to be traditional hand made casement windows of specially treated sustainable painted timber (see submission drawings). Windows will be 4mm glass slimline double glazed, with self adhesive leading (as existing)

Internally: There is little impact and the work will allow the building to continue to be used as a modest family dwelling into the 21st Century

Justification:

It is important that our client should be able to enjoy the amenity of the home and these alterations would achieve that with minimal impact on the setting, character or fabric of the Listed Building. The applicant would like to bring these of the windows of the building to a serviceable standard as soon as possible and if possible in one operation. The assessment of the windows proposed to be replaced is that they are failing or will fail within the next two or three years. As such they would very much like to carry out all the replacements needed now to allow them to enjoy the building and ensure its sustainability for many years to come.

We feel the proposed changes should contribute to the amenity of the dwelling without detracting from the character or conflicting visually with the existing property

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