

1st Floor flat, 2 Anstey Rd, Reading Heritage Statement



HERITAGE STATEMENT

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Heritage Statement: Proposed
Addition of Two Dormers within
Castle Hill Conservation Area,
Reading



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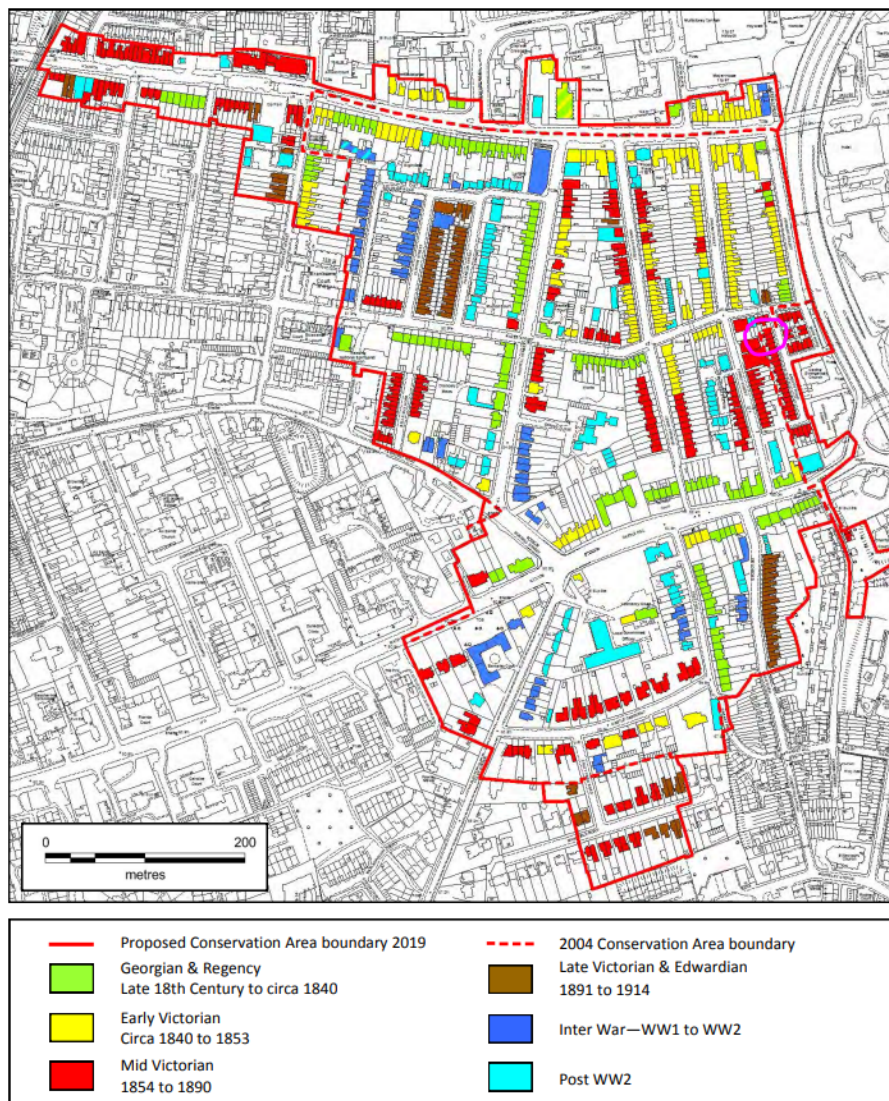
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00 INTRODUCTION TO CONTEXT & PROJECT

This heritage statement has been prepared to accompany a planning application for the installation of two dormer windows on the loft room and rear elevation of the first floor flat, 2 Anstey Road, Reading. The property is located within the Russell Street & Castle Hill Conservation Area (CA). The purpose of this statement is to assess the potential impact of the proposed works on the heritage significance of the conservation area and to demonstrate how the proposal will enhance the area's character and appearance.

The extract below, taken from the Russell Street/Castle Hill Conservation Area Appraisal (dated March 2020), illustrates the position within the CA, circling the property in pink.



The CA appraisal makes specific references to Anstey Road and Body on Pages 88-89:

"Anstey Road and Body Road were created prior to the turn of the 20th century, developed on open land belonging to the Carey Particular Baptist Chapel, as it was known at the time. The properties vary from poor to moderate condition but provide strong context as an intact example of Reading's housing response at the time; to provide attractive but economical accommodation for the average working family. As such, the two streets provide an interesting contrast to the other houses in the Conservation Area. Polychrome detailing in multi-coloured red, tan and grey brick has in many cases, unfortunately been over-painted."

The polychrome two-up two-down terraced houses along Anstey Road's main corridor have bay fronted windows on the ground level and are on extremely small ground footprints with a virtually non-existent front garden and only tiny gardens in the rear.

Houses along both sides of Body Road and along the southern end of Anstey Road all have identical layouts and dormers, accentuated with late Victorian era detailed bargeboards. The recent red tile roof at no. 10 Body Road is incongruous among the slate roofs and would have been caught if the area had not been removed from the Conservation Area in 2004.

Although less ornate than the rest of the Conservation Area's 19th century predecessors, original front garden railings remain at nos. 4, 8, 10, 14, 24, 32, 38 and 40.

Positively, the houses all face onto rare green space owned by the Carey Centre, which lends a welcome sense of green openness, rare to the Conservation Area. The trees that form a border along Body Road provide a pleasant, leafy backdrop to the edge of the conservation area and screens the area from the noise and pollution of the IDR."

It is noted that references are made to the dormers of Body Road, illustrating that they are a characteristic of the CA. They can furthermore be found on the front elevations of Anstey Road, as illustrated on the image below.





Either as brick built pitched, or timber/lead/tile cheeked flat roof dormers.

From the rear, numerous modern flat roof dormers have been installed, prior to the CA designation. The design and contribution of which harms the CA, but fortunately is only visible from the side street aspect.



01 THE PROPERTY

The 4-storey property is at the northern end of the terrace, on the western side of Anstey Road. The property and immediate context are considered to be Mid Victorian (1854-1890). Although the property is split into two flats, it may have been a single dwelling at one point, the subdivision to flats and internal alterations appear to have taken place in the 20th Century.



02 PROPOSED DEVELOPMENT AND IMPACT

Description of the Proposed Dormers: The proposal involves the installation of two dormer windows on the rear roof slope of the property. The dormers will be designed in a traditional pitched style, with slate hanging and timber sash windows, and detailed sympathetic to the existing building and the wider conservation area.

Rationale for the Design: The dormers have been designed to be subservient to the existing roofline, ensuring that they do not dominate the building's rear elevation. The materials chosen will match or complement the existing roof materials to maintain visual coherence. The scale and proportions of the dormers are in keeping with the traditional architectural style of the area.

Visual Impact: The proposed dormers are positioned on the rear elevation, minimizing their visibility from the public realm. This ensures that the primary streetscape character of the conservation area remains unaffected. From the rear, the dormers have been designed to integrate seamlessly with the existing roofline, using materials and proportions that echo the traditional detailing of the conservation area.

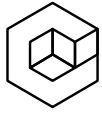
Architectural Benefits: The addition of the dormers will provide increased usable space within the property without altering the building's principal façade or altering the roofline in a way that disrupts the architectural harmony of the row of buildings. By maintaining traditional proportions and detailing, the dormers will enhance the building's functionality while respecting its architectural integrity.

Impact on Heritage Significance: The proposed dormers are considered to make a positive contribution to the conservation area by enhancing the building's usability while respecting and preserving its historic character. The careful consideration of scale, materials, and placement ensures that the dormers will not detract from the heritage values of the area.

03 JUSTIFICATION & CONCLUSION

The proposed dormers represent a sensitive and considered addition to the property, providing necessary functional improvements while respecting the architectural and historic significance of the Russel Street and Castle Hill Conservation Area. By adhering to traditional design principles and materials, the proposal not only preserves but enhances the character and appearance of the area. The dormers are modest in scale and designed to complement the existing roof form, ensuring that the visual integrity of the conservation area is maintained.

In conclusion, the proposed addition of two dormers to the rear elevation of the property is considered to be a sympathetic and appropriate enhancement within the Castle Hill Conservation Area. The design respects the architectural language of the area, uses materials that are in keeping with the local character, and preserves the overall historic value of the conservation area. Therefore, it is submitted that the proposed development is fully in line with local planning policies aimed at conserving and enhancing heritage assets.



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