

Heritage Statement & Design and Access Statement

For: 4 Paddock Road, Caversham, Reading RG4 5BY

Planning Portal Reference number: PP-08877563

Applicant: Mr Benjamin Dineen

Date: 05/10/2020

1) History, character and significance of the building/site

2 Paddock Road was built in 1731 and is one of 4 cottages remaining on the street, which were originally cottages for farm workers on Dean Farm. All 4 cottages were Grade II listed in 1976.

No 4 has been recently renovated and restored as seen by the previous listed building consent application in 2016. It is semi-detached with No 2. It was extended in 1983 to create a kitchen.

Outside, the main frontage of the original building is built of traditional brick and flint on the lower section. The 1980's extension is a more modern brick with a pitched tiled roof. Inside, the old cottage is wooden beam construction with beams on show. The 1980's extension is now a kitchen.

Paddock Road has been extensively developed. There is an industrial estate at the east end of the road and an office building, opposite No 2 and No 4. The cottage furthest down the street (no 8) has been converted to an HMO.

Original Listing:

PADDOCK ROAD 1. 5128 No 2 and 4 SU 7274 6/276 22.7.76. 2 and 4 II GV 2. Dated 1731 by bricks placed in flintwork below ground floor windows. 2 storeys and attic. 3 bay pair of cottages. Flint with brick quoins and horizontal banding at 18 inch intervals, right hand rebuilt in brick. Old tile roof. Irregular casement windows and one sash window. Plain doors at gable ends. No 2 has gabled porch, No 4 a single storey porch extension and large tapering external chimney shape. No 2 has 2 storey extension to rear (mid C19) with 2 half dormers. No 4 has older timber framing at rear. Interior of No 2 remodelled on open-plan. Ground floor chimney piece bears date 1731 (a recent acquisition).

2) Extent and nature of the proposed development

The proposal is to add a roof light window to the 2nd floor room for fire safety and ventilation. We are looking to fit a conservation approved rooflight window. This would keep in line with the English Heritage and Historic England recommendations.

Currently the access to this room is a narrow wooden staircase. The only window currently in the room is exceedingly small (25cm x 25cm) and is not possible to use as an emergency fire escape. We intend to use this room as a second bedroom but without a safe emergency exit point, we feel it is unsafe to leave a small child sleeping up there.

3) Impact of the development on the heritage asset and justification for the works:

The development would be in keeping with the style of the rest of the building. The addition of the roof light window will not detrimentally affect any details specified in the original listing. The original visible wooden frame will not be changed in any way.

The justifications proposed are that:

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