

HERITAGE STATEMENT

**HADWYN HOUSE
FIELD ROAD
READING
RG1 6PP**

INTRODUCTION

The National Planning Policy Framework and Reading Borough Council requires any applications affecting heritage assets to provide an assessment describing the significance of any heritage assets affected, including any contribution made by their setting and the impact of the proposed works on that asset.

PROPOSAL

This statement has been prepared in support of a planning application to erect a new mansard roof on the existing office building and to create additional office space within the roof-space. The proposals also include re-modelling of the building's exterior façade to enhance its appearance within a predominately residential street-scene.

SITE & CONTEXT

The application site is a two-storey office block, constructed in the mid-20th Century and is currently occupied by a local employer having been their headquarters for almost 30 years. The building sits at the northern end of an otherwise largely residential street.

The building is not listed or considered a heritage asset, but it does fall within the defined Russell Street/Castle Hill Conservation Area.

ASSESSMENT ON THE IMPACT ON SIGNIFICANCE

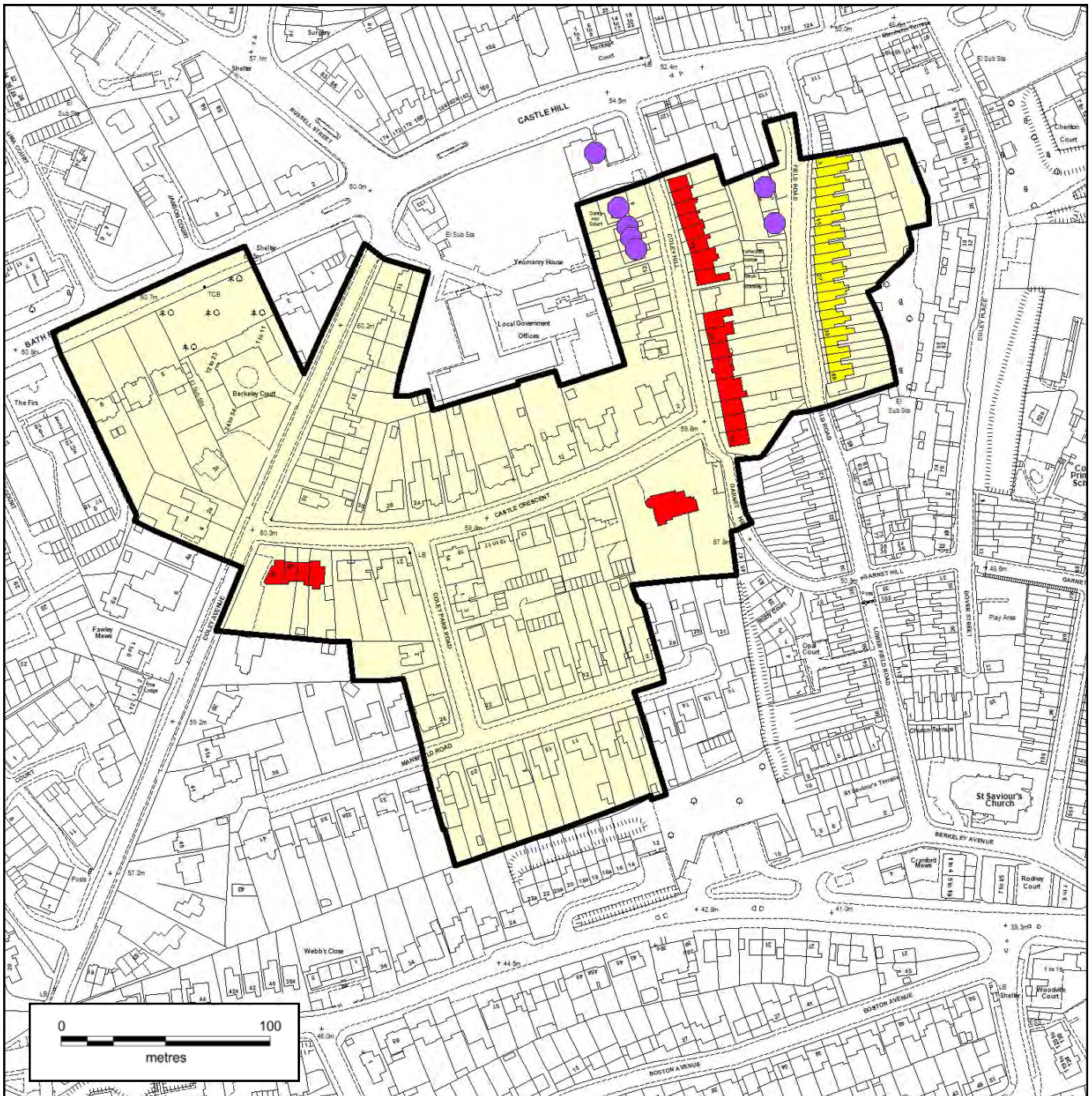
The building as existing is of limited architectural merit and does not contribute to the wider Conservation Area. Moreover, it has been described previously by Reading BC Conservation Officers as a building of poor-quality appearance, which, presently, is considered harmful to the character and appearance of the conservation area.

CONCLUSION

Reading Borough Councils Russell Street/Castle Hill Conservation Area mapping identifies the site as a building of opportunity for improvement. The previous (expired) planning approval recognised that the proposals respect the character of the conservation area would be a welcome opportunity to enhance the building.

To summarise, the proposals result in a building that would not be detrimental to the street scene or character of the conservation area but instead would be a welcome improvement to both the street and the wider conservation area.

Prepared by:
The Basement Design Studio
June 2025



Boundary of Character Area



Listed building



Site or building of opportunity for improvement



Building of townscape merit

Russell Street/Castle Hill Conservation Area

Figure 6.5.1: Character Area 6.5—Castle Crescent and streets south of Castle Hill

November 2019

© Crown Copyright and database rights 2019 Ordnance Survey 100019672



Reading
Borough Council
Working better with you