

DESIGN AND ACCESS STATEMENT

Our ref:

243 - RG1 7JR

Report Date:

14/11/2025

Address:

8 Anstey Road, Reading, RG1 7JR

Proposal:

Erection of two rear dormer windows and installation of rooflights to the front roof slope





8 Anstey Road, Reading, RG17JR

Express Planning Job Ref: 2025 | 243 - RG1 7JR



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1.0 INTRODUCTION

1.1. This comprehensive heritage statement has been meticulously prepared to accompany a planning application for the erection of two rear dormer windows and rooflights at 8 Anstey Road, Reading, RG17JR.

1.2. The property is located within the Russell Street & Castle Hill Conservation Area (CA).

1.3. This statement aims to assess the potential effect of the proposed works on the heritage significance of the conservation area and to demonstrate our unwavering commitment to enhancing the area's character and appearance.

2.0 THE SITE

2.1. The land is located on the east side of Anstey Road, a predominantly residential road. It is situated in Russell Street/Castle Hill Conservation Area, a historically significant area that has retained its charm over the years.

2.2. The property is in Flood Zone 1, which means it has a very low probability of flooding, providing a high level of safety and security.

2.3. Anstey Road consists of poor to moderate condition dwellings, but provides a strong context as an intact example of Reading's housing.

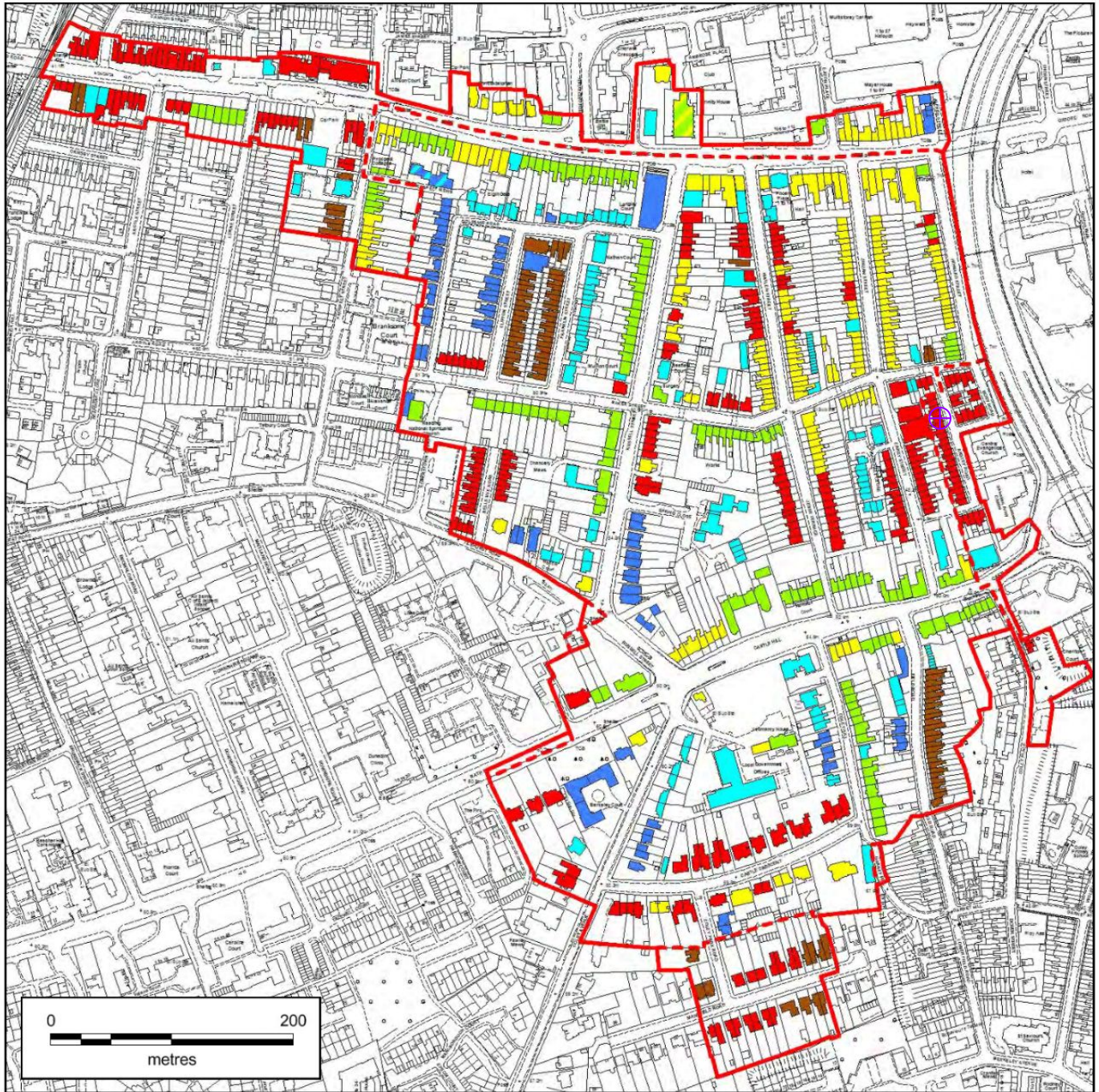
2.4. The properties on Anstey Road boast traditional pitches to front and rear, a feature that adds to the area's sense of heritage and tradition.

2.5. The street features on-street parking.



3.1 RUSSELL STREET/CASTLE HILL CONSERVATION AREA

3.1. The below, extracted from the Russell Street/Castle Hill Conservation Area Appraisal (March 2020), illustrates the position within the Conservation Area, circling the property in purple.



	Proposed Conservation Area boundary 2019		2004 Conservation Area boundary
	Georgian & Regency Late 18th Century to circa 1840		Late Victorian & Edwardian 1891 to 1914
	Early Victorian Circa 1840 to 1853		Inter War—WW1 to WW2
	Mid Victorian 1854 to 1890		Post WW2

3.2 RUSSELL STREET/CASTLE HILL CONSERVATION AREA

Russell Street/Castle Hill Conservation Area

- The 2 to 3 storey terraces along Body Road and Anstey Road were built c. 1880s to provide more modest housing for local artisans. Varying levels of original detailing remain throughout the area.
- 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.
- The housing on Anstey and Body Roads, built in the 1890s, echo the earlier design of Baker Street terraces but are larger. Body Road (both sides), 1-3 Anstey Road and the southern (east- west length) of Anstey Road (5- 13) share a similar built form with a centre dormer, all of which still exist. This design difference is readily appreciated from the open area at the Body Road / Anstey Road junction.
- The local distinctiveness and identity of the terraces along Anstey and Body Roads echo the small terraces on Belle Vue Road and Franklin and Clifton Streets. They share the same two up, two-down scale and architectural features such as bay windows, open porches and polychrome brick detailing seen on the west side of Anstey Road. Identical architectural features occur on the small terraces along the north side of Body Road and the south side of Anstey Road. The enclosed and compact nature of these small terraces with tiny gardens creates local distinctiveness and shared identity. This is reinforced by detailing on the façades of the larger terraces, 1-3 and 5-13 Anstey Road and Body Road.

4.0 THE PROPOSAL AND IMPACT

4.1. The proposal is to erect two traditional rear dormers with two front rooflights, to provide an extra bedroom.

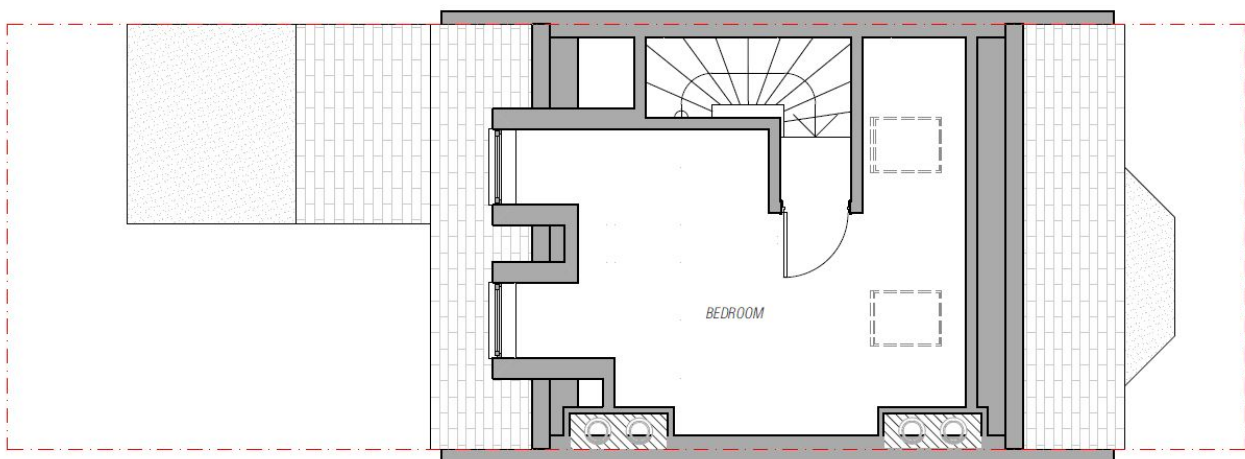
4.2. **Design Criteria:** The dormers are designed to be traditional dual pitched roof, with similar slate hanging tiles to the existing roof and similar white windows to the existing openings. Dormers` scale has been designed to be sympathetic to the existing building and the wider conservation area.

4.3. **Making effective use of land:** The installation of the dormers will create additional usable space inside the property while preserving the main façade and ensuring the roofline remains in harmony with the architectural design of the other buildings in the row. By upholding traditional proportions and details, the dormers will improve the building's functionality while honoring its architectural integrity.

4.4. **Location:** The proposed dormers are placed on the back elevation to reduce their prominence in public view. This approach helps preserve the essential streetscape character of the conservation area. On the rear side, the dormers are crafted to blend harmoniously with the existing roofline, utilizing materials and proportions that reflect the area's traditional detailing.

4.5. **Appearance:** The dormers have been crafted to align with the existing roofline, ensuring they do not dominate the structure's rear facade. The selected materials will match the current roofing materials to preserve visual harmony. The dimensions and proportions of the dormers are consistent with the traditional architectural aesthetics of the neighborhood.

4.6. **Impact Consideration:** The proposed dormers are deemed not to detrimentally affect the conservation area while improving the building's functionality while honoring and maintaining its historical significance. Thoughtful attention to scale, materials, and positioning guarantees that the dormers will not undermine the heritage values of the region.



PROPOSED LOFT PLAN

5.0 CONSERVATION PRINCIPLES, POLICIES & GUIDANCE

5.1. In 1st April 2015, the English Heritage (Historic England) set the terms to a significant place under their 'Conservation Principles, Policies & Guidance', demonstrating the methodology and guidance for new work and alteration to historic buildings and other heritage assets. In 2017, consultation was carried out on the Revised Conservation Principles. The terms are as follows;

Paragraph 138. New work or alteration to a significant place should normally be acceptable if:

1. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
2. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
3. The proposals aspire to a quality of design and execution which may be valued now and in the future;
4. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

6.0 CONCLUSION

6.1. The proposed scheme seeks planning permission to form two rear dormers and two front rooflights to create an extra bedroom in the loft space. The proposed rear dormer windows will be located at the rear and will not be visible from the public realm.

6.2. The proposed scheme includes no significant additions or changes to the front facade besides installing roof lights. Such work would also fall under Permitted Development as the Conservation Area doesn't impose rules under an Article 4 Direction for Anstey Road.

6.3. The scheme has been designed and assessed against the site's significance and the conservation area's character (paragraphs 202 to 221 of the NPPF).

6.4. The proposed dormers have aligned with similar developments approved within the Anstey Road. The use of similar modern materials will complement the design while respecting the Conservation Asset and will not harm the area's existing character.

