

Yeomanry House, 131 Castle Hill, Reading RG1 6AG

Design and Access Statement and Schedule of Photographs

Issue: Issue 01

Date: MARCH 26

Ref: CA/375/DAS



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Main entrance, Yeomanry House



RUSSEL STREET

CASTLE HILL

SITE BOUNDARY

YEOMANRY HOUSE

LOCAL GOVERNMENT
OFFICES

1.0 Introduction

1.1 The following Design and access Statement has been prepared on behalf of the owner of Yeomanry House, Mr Richard McCarthy, to accompany a Planning Application, lodged by the owner's architects, Colony Architects Ltd.

1.2 The majority of Yeomanry House was last occupied by the Reading Borough Council's Registration and Bereavement Service. This included offices for registrars and a room for weddings and other ceremonies. The west wing of the building houses the Berkshire Family History Society. Yeomanry is currently vacant and adjoins to The Berkshire Record Office building.

1.3 The proposal seeks the change of use from services (use class E) to residential (use class C3) to accommodate 8 dwellings.



Rear facade



To the front of the site lies an open lawn, with an important group of mature trees, TPO protected, which provide a quiet refuge despite the surrounding traffic of Castle Hill road.

2.0 Context

2.1 Site location

- The central Reading location of the site offers a fantastic residential development opportunity, which has been encouraged by the Reading Borough Council.
- Yeomanry House is located within the Castle Hill Conservation Area. As noted in the Castle Hill Conservation Area appraisal (Published 2004) Castle Hill is the principal street, notable for its varying width, hilly topography, and substantial Georgian buildings which lie on either side. Yeomanry House is one of these important Georgian buildings.
- The site is well served by local bus routes and within a short drive of the A329.
- There are nearby recreation facilities such as the Coley recreation ground, Robert Hewitt and Dover Street playground, a few local cafés and public houses such as the Castle Tap.
- The area offers outstanding schools including All Saints Junior, St Edward & Nursery, Kendrick Grammar School, Reading School and The Abbey.



■ SITE ■ BOUNDARY OF CHARACTER AREA ■ READING CENTRAL CORE AREA ZONE 1

2.2 Aerial view

- The site in red has a total area of circa 0.15ha parcel and lies in the Castle Hill Conservation Area.
- The main consideration for the proposed development is the heritage status of Yeomanry House; a Grade II Listed building, within the Conservation Area. The proposed change of use needs to be approached sensitively, in order to retain the fabric and character of the listed building, whilst providing residential accommodation which meets modern day living standards. The curtilage and setting of the building has also played an important role in shaping the development proposals, with the opportunity to enhance the amenity planting to the front and provide residential amenity spaces to the rear. The large landscaped frontage to Castle Hill is not included in the red line boundary, and will be retained as existing which provides a deep landscaped setting to Yeomanry House and visual screening from the road for the future residential occupiers.
- The access is from Castle Hill and shared with the Berkshire Record Office building.
- The house can be seen from the junction with the modern Berkshire Records Office to its side and the property's original gatehouse on the corner.



AERIAL VIEW FRONT FACADE



AERIAL VIEW REAR FACADE

3.0 Heritage Assets



Front Facade and Drive

Yeomanry House is a large early 19th century house that was taken over by the Berkshire Yeomanry in about 1906. Shortly afterwards an indoor Riding School was built, later used as a drill hall. After the First World War the site was occupied by various units of the Territorial Army until 1967. The drill hall was demolished in the 1990s and its site is now occupied by the adjoining Berkshire Record Office.

Castle Hill Conservation Area - key points

Yeomanry House affords only brief mention within the appraisal (March 2020) which states:

- "Yeomanry House and its associated gatehouse, at 131 and 133 Castle Hill, comprise the most significant remaining example of the grand houses built at the junction of Castle Hill, Russell St and Coley Avenue for the wealthy and prominent businessmen of Reading. It exemplifies the layout of these properties with its c.1840 gatehouse and large front garden facing directly onto Castle Hill. The footprint of its original drive is still in situ. The gatehouse is notable for its early and extensive use of salmon-coloured brick. The modern, purpose-built Berkshire Record Office was built on the site of the Berkshire Yeomanry's Riding School (built 1911). The Record Office's minimalist design, appropriate massing and footprint allows it to fit well within the setting."
- Yeomanry is a classical stucco fronted property with a moulded cornice and a stone balustrade carried right across. The building stands at 3 storeys over an original basement with a Welsh slate pitched roof, skylight and tall chimney stacks. The principal part of the original building is the two storeys circular bay windows with central recessed entry and wide fanlight. The East wing has ground floor windows in arched recesses. To the rear, a red bricks facade with two mansard windows.



Rear Facade, Footpath Access and Drive

- Within the east end of the building, the interior includes many features of architectural and historic interest including stairs details, cornicing, ceiling roses, fire surrounds, doors and architraves, windows and box shutters, skirting boards, plus an attic level.
- There is a "unfortunate later 19th century extension wing to right" of three storeys with stucco façades and Welsh slate pitched roof.



Former c.1840s gate house 133 Castle Hill for Yeomanry House with the back section recently built



The Berkshire Record Office will remain as a separate site in its current use



- "Castle Hill comprises one of the finest, oldest and most attractive street within the Conservation Area. It is a wide, curving, open street that winds uphill from the town centre to the top of the chalk and clay escarpment at the junction of Castle Hill with Russell Street and Coley Avenue. This leafy street is part of the original London to Bath Road. It is notable for its large trees and imposing Georgian houses which make up part of the fine views within, into and out of the Conservation Area."
 - "The houses are mostly two and a half to three storeys tall. Largely of Georgian period construction, there are several later additions along the road, but they do not detract significantly from the grandeur of the street. The Georgian properties have large gardens set back from the pavement and leafy vistas, high quality detailing and original features. These principal characteristics contribute to its significance and justification as a separate and unique character area."
- Conservation Area Appraisal, March 2020



William Pratt swallow's house, Georgian frontage and attractive chimneyscape with busy junction in front of it



Regency iron detailing, an early Jesse family development



The former Kings Arms Inn, and Jesse family home with fanlights and striking Cedar of Lebanon tree in its forecourt

- “Stucco rendering is the most common treatment of the façades of the Georgian houses along the street, many of which have rusticated ground floor frontages. Most of the houses are painted in neutral shades of white and off-white. Roofs are largely of Welsh slate. There are small amounts of red tile and underlying red brick is notable only occasionally, largely seen on upper floors and to the side and rear of the properties.”
- “Many TPO’d trees along the street contribute well to the overall fine appearance of the Conservation Area.”
- Negative features:
 - busy and heavy traffic, especially during rush hours;
 - poorly maintained front garden and boundary;
 - poor pedestrian links across busy street and at mid-point along Castle Hill.
- As part of the design team, Archway Heritage has produced a Heritage Statement as part of a planning submission for proposed works. The report would present historical and archaeological evidence and assess the effects on the historic fabric, the setting and impact on potential archaeology, in accordance with Historic England guidance.



Heritage Court, a Jessie family development



Blenheim Terrace, Bath stone terrace, Castle Street with original arched windows and fanlights



Attractive diverse terrace of Georgian properties on Castle Street

4.0 Design Statement



4.0 Design Statement

4.1 The Proposals

To be read in conjunction with the Schedule of Photographs appended to this document. All the references in brackets in this section refer to this Schedule.

4.1.1 Use;

The use of the house is to revert to residential, which was its originally intended use. The building will be sub-divided to provide a mix of 8 no. 1, 3 and 4 bedroom dwellings.

4.1.2 Structure;

Proposals;

The structure of the building is currently undermined by water ingress. The proposals seek to remedy these defects to provide a sound base for repair works to other aspects of the historic fabric.

4.1.3 Exterior;

Proposals;

The house now requires repair to the external envelope of the property which will include;

External walls

- Remove loose and friable render and paintwork, re-render where necessary (C1,N2,P2&P3).
- Clean brickwork to rear elevations with water and light brushing; Replace any broken or deteriorated bricks, and repoint brickwork where necessary using lime mortar to a flush profile (L10, L11,K5,V2).
- Repair of bottle balusters to balcony (A2).

Windows and Doors

- Many of the windows are original but some are replicas of the original design (F6). The condition and necessary works will be identified on the Window Schedule.
- Refurbishment and redecoration of all shutter boxes and architraves (D11,F1,F4&F5). The shutter boxes to be placed back in working order.
- External doors to be overhauled and repaired and new appropriate ironmongery to detail fixed (T1,T3&V1).

Amenity

- The rear of the property will offer private garden for the Units 6, 7 & 8 and a communal garden for the Units 1, 2, 3, 4 & 5
- The front drive of the property will remain and allow for further parking as per the TR5 policy: 11 parking spaces in total.
- A new gate is proposed to keep the ground of the property private (P2).

Impact;

The works will be carried out in accordance with good practice for the use of traditional materials. The impact will be to render the building watertight and sound, whilst retaining existing features, removing inappropriate ones and replacing missing detail (e.g. bottom sash window to existing Waiting room).

4.1.4 Interior; General; common to most areas;

Proposals;

- The layout to the floors remain largely as existing, especially in the oldest part of the house in the two storeys East wing and in the centre of the property with the circular bay windows.
- All closed off fire surrounds to be retained and repurposed (D7,D8,F3,F10&M8).
- Cornices to be replicated where damaged beyond repair and retained where it remains sound(M1,M9).
- All bathroom fittings will be removed and replaced to detail and layout on proposals (O1.1,O1.2,O2.6&P5).
- All the modern fixtures and fittings to be removed e.g. AC units, old electric radiators, obsolete fire escape doors, exit lights, fire alarms, etc.(H1,J1,L13,M5&O2.2)
- The plaster to both ceilings and walls is perished through water ingress to various locations. There are areas of lath and plaster, albeit with a gypsum plaster skim coat, much of which are now perished and will require replacement with new lath and lime plaster (B1,M9,Q3.2).
- Existing whole floorboards will be re-used wherever possible, supplemented with reclaimed boards to match the existing as required, refixed to the joists and left ready to receive new timber or other finishes (B5,B9,D5&Q3.1).
- Remove plaster where damaged, loose or blown, apart from decorative detail and ensure to secure cornices before removal to avoid loss of such. Allow substrate to dry out and replace with new lath and lime plaster to match wherever this currently exists. For the avoidance of doubt, if any sound areas of plaster on lath are found, they will be retained (J6,M1,M5&M9).

Impact;

The works will be carried out in accordance with good practice for the use of traditional materials. The removal of wet building fabric which will allow it to dry out will be fundamentally beneficial to the building.

4.0 Design Statement

4.2 ACCOMMODATION SCHEDULE

	Unit Type		Ground Floor (m2)	First Floor (m2)	Second Floor (m2)		Total GIA (m2)
Communal	N/A		23.1	13.4			36.5
Unit 1	1B1P		49				49
Unit 2	1B1P			48.3			48.3
Unit 3	1B2P			4.3	62.3		66.6
Unit 4	1B2P			51			51
Unit 5	1B1P		48.2				48.2
Unit 6	4B8P		44.4	45.3	44.4		134.1
Unit 7	3B5P		50.6	49.1	50.7		150.4
Unit 8	4B6P		77.8	78			155.8

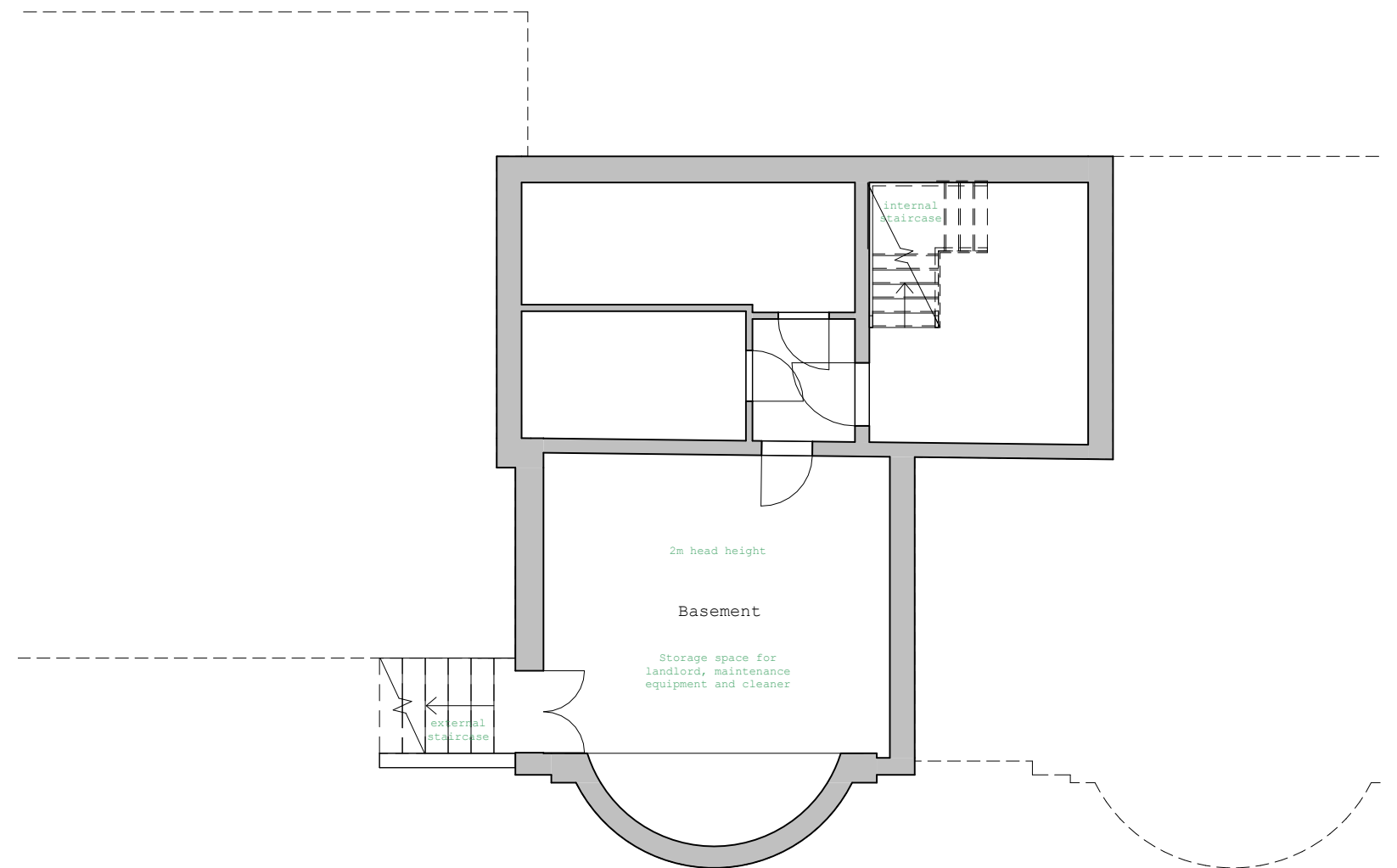
5.0 Proposed Design

5.1 BASEMENT;

The basement is exhibiting deterioration associated with rising damp and condensation, evidenced by bubbling finishes, moisture staining, hygroscopic salt deposits, and areas of mould growth. Comprehensive damp re-mediation works are therefore required. These shall include the careful removal of existing non-salvageable finishes, allowing the substrate to dry adequately, and the installation of appropriate damp-proof measures, including damp-proof courses and membranes where justified. Following successful drying and treatment, walls shall be re-plastered using compatible materials suited to below-ground conditions.

A new external door is proposed, and the existing external stairs shall be repaired, with all works undertaken in a manner that safeguards adjacent historic fabric.

The basement will be utilised as space for landlord storage for maintenance and cleaning equipment.



5.0 Proposed Design & Existing Unit Photos

5.2 UNIT 1;

Unit 1 occupies part of the central building at ground floor level and is proposed to provide a one-bedroom flat for single occupancy. The unit currently comprises the former Deputy's office and small ceremony room, separated by a modern glass partition and door, which interrupts the continuity of the principal front room cornice (J4-J6).

The overall floor layout shall remain largely as existing. It is proposed to enhance the spatial quality and reinstate the architectural integrity of the principal room through the removal of the non-original glazed partition. The cornice shall be carefully repaired and replicated to run continuously through the space, allowing the creation of an open-plan living, kitchen, and dining area.

All existing skirtings and the fire surround shall be retained, carefully made good, and refurbished. The fireplace and surround will be conserved and reinstated as a focal feature within the room.

Room 4, formerly the small ceremony room, will be subdivided using reversible studwork partitions to create a Jack and Jill-style shower room and dressing area. The relatively modern double doors serving Room 4 shall be removed to facilitate this arrangement.

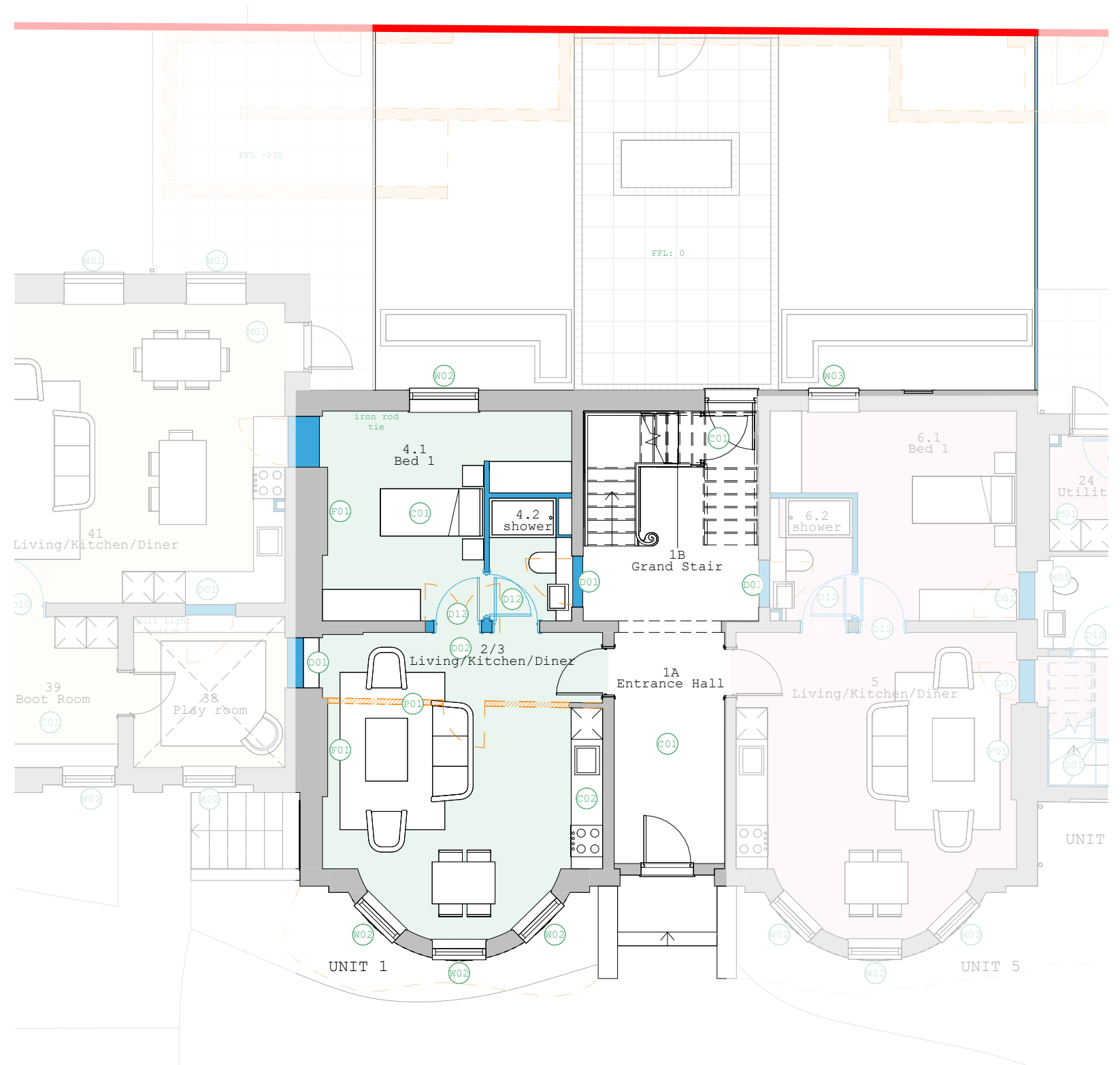
This unit benefits from a shared communal garden to the rear.

Impact

Three existing door openings are proposed to be blocked to form separating walls. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings.

The modern glass partition and double doors shall be removed, and historic details, including skirtings and cornices, shall be repaired and replicated where necessary using compatible materials and profiles.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



UNIT 1

I. EXTERNAL PHOTOGRAPHS



I1 - front bay window

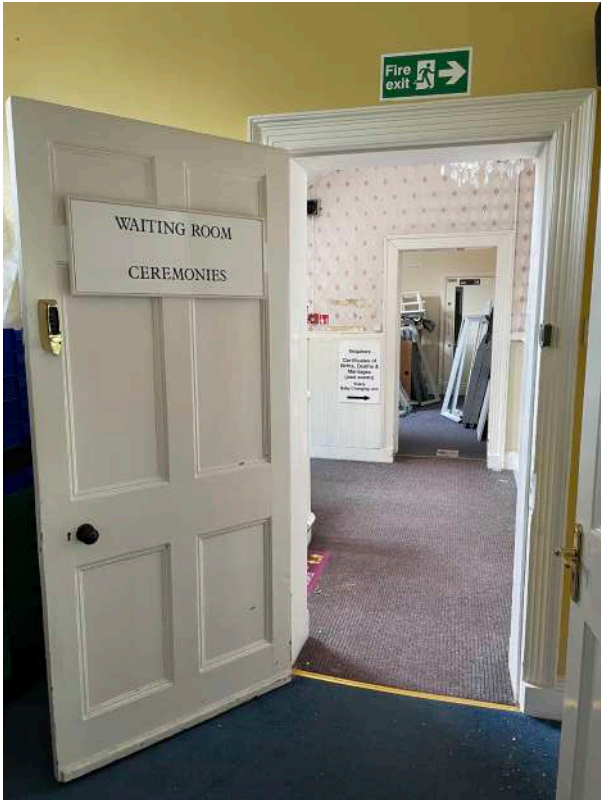


I2 - rear window

J. INTERNAL PHOTOGRAPHS



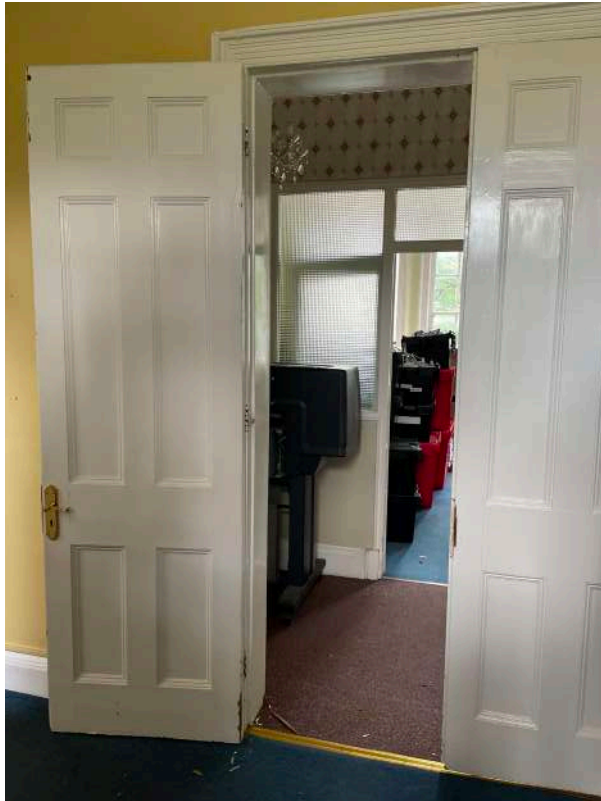
J1 - Iron rod tie in Small Ceremony room (4)



J9 - Door, panelling and architrave in Small Ceremony room (4)



J4 - Modern glass partition between Corridor (2) and Deputy Office (3)



J2 - Double door and panelling in Small Ceremony room (4)



J3 - Door between in Small Ceremony room (4) and Corridor (2)



J5 - picture rail is interrupted between Corridor (2) and Deputy Office (3)

UNIT 1

J.INTERNAL PHOTOGRAPHS



J6 - Cornice is interrupted between Corridor (2) and Deputy Office (3)



J8 - Deputy Office (3) cornice and window architrave



J7 - doorway between Corridor (2) and The Anteroom (38) will be blocked up but architraves retained

5.0 Proposed Design & Existing Unit Photos

5.3 UNIT 2;

Unit 2 occupies part of the central building at first floor level and is proposed to provide a one-bedroom flat for single occupancy. The unit currently comprises the waiting room and office C, separated by a historic partition wall, a landing and a modern partition.

Much like Unit 1, the overall floor layout shall remain largely as existing. It is proposed to enhance the spatial quality and reinstate the architectural integrity of the principal room through the removal of the non-original partition. The cornice shall be carefully repaired and replicated to run continuously through the space, allowing the creation of an open-plan living, kitchen, and dining area.

The historic archway on the landing will be preserved, but the modern infill wall will be carefully removed and replaced with a new separating wall which will define the new dwelling (D1) and create access to both Unit 2 and Unit 3.

Room 14, formerly Office C, will be subdivided using reversible studwork partitions to create an ensuite shower room and dressing area.

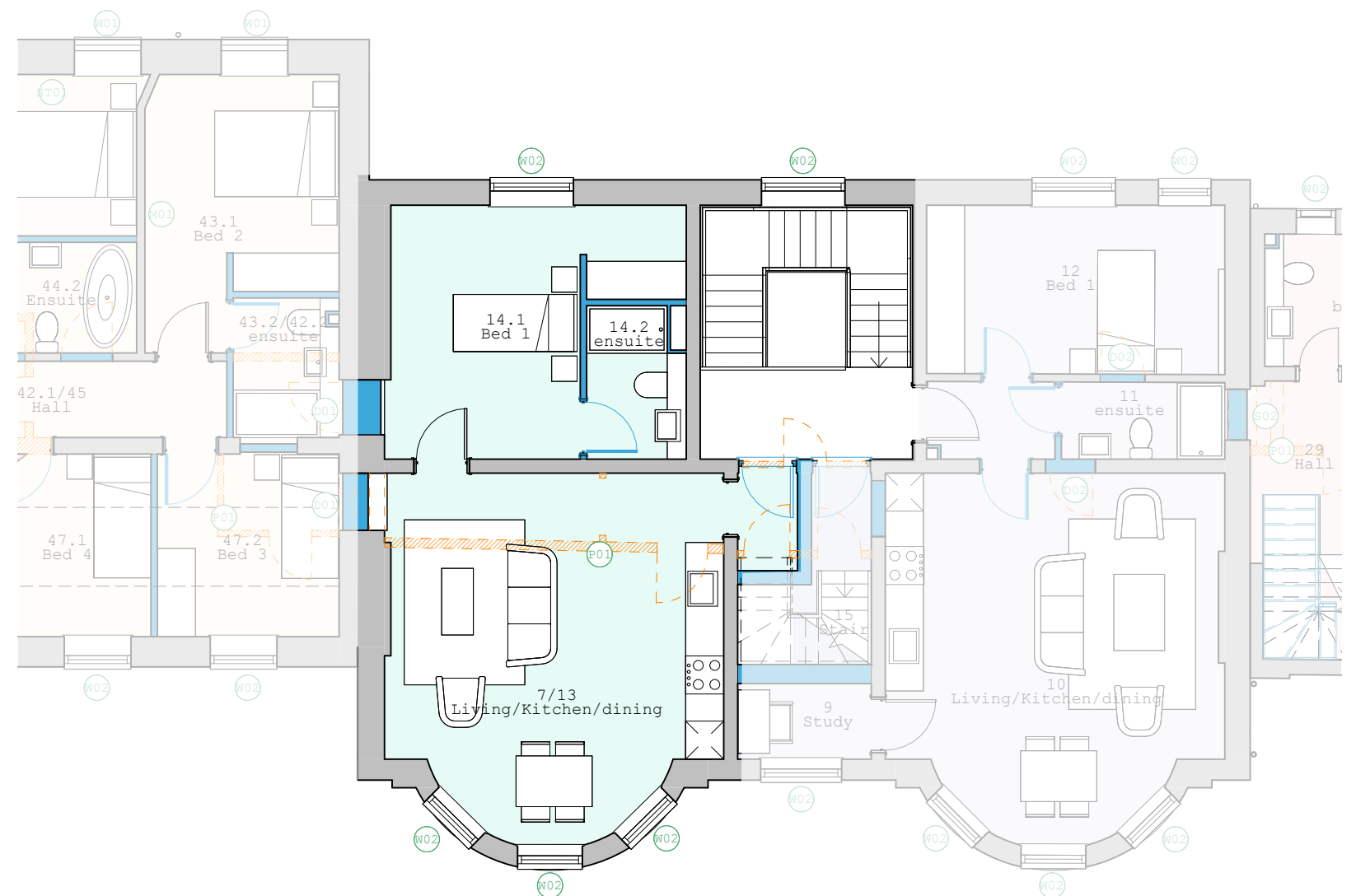
This unit benefits from a shared communal garden to the rear.

Impact

Two existing door openings are proposed to be blocked to form separating walls. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings. Where existing walls are particularly thick, decorative niche shelving will be installed.

The modern partitions, both under the historic arch and in room 13 shall be removed. In room 13, historic details including skirtings and cornices, shall be repaired and replicated where necessary using compatible materials and profiles.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



UNIT 2

C. EXTERNAL PHOTOGRAPHS



C1 - front bay window

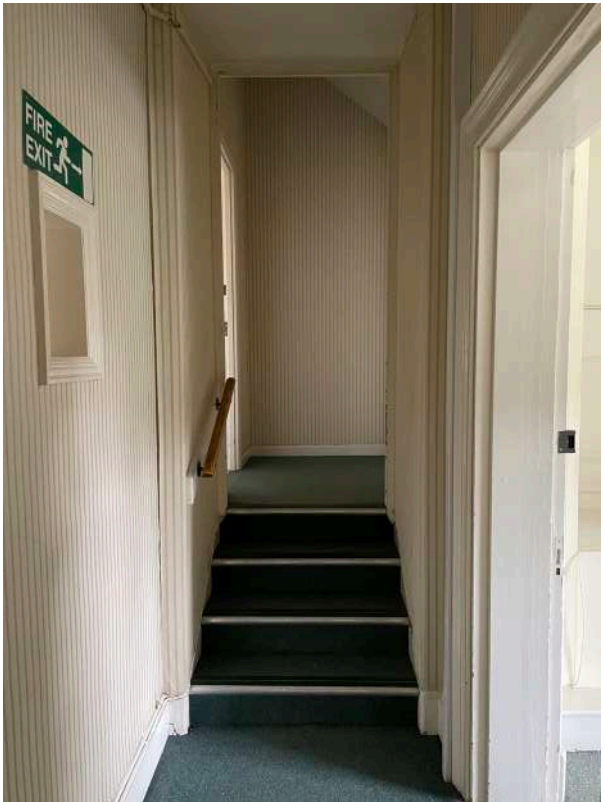


C2 - rear window

D. INTERNAL PHOTOGRAPHS



D1 - Historic archway with modern partition and fire door between stair and landing (7)



D9 - stairs between landing (7) and Corridor (47) to be blocked up



D10 - unused door with high cill between Office C (14) and Corridor (42) to be blocked up



D7 - Closed-off fire surround in waiting room (13)



D8 - Modern radiator over closed-off fire surround in Office C (14)



D11 - 6 over 6 sash window and shutters in Office C (14)

5.0 Proposed Design & Existing Unit Photos

5.4 UNIT 3;

Unit 3 occupies part the central building at second floor level, although the entrance to Unit 3 is on the first floor. It is proposed to provide a one-bedroom flat for single occupancy. The unit currently comprises two store rooms, separated by a landing.

The existing communal staircase will be suitably upgraded to become a protected stairway.

The overall floor layout shall remain largely as existing, with the exception of a shower room being added to the rear of the landing, created with a reversible studwork partition.

Missing floorboards (B5) are to be replaced and existing floorboards to be made good.

The existing maintenance rooflight to the front will be retained, and a new conservation rooflight to match the size of the existing is proposed to the rear.

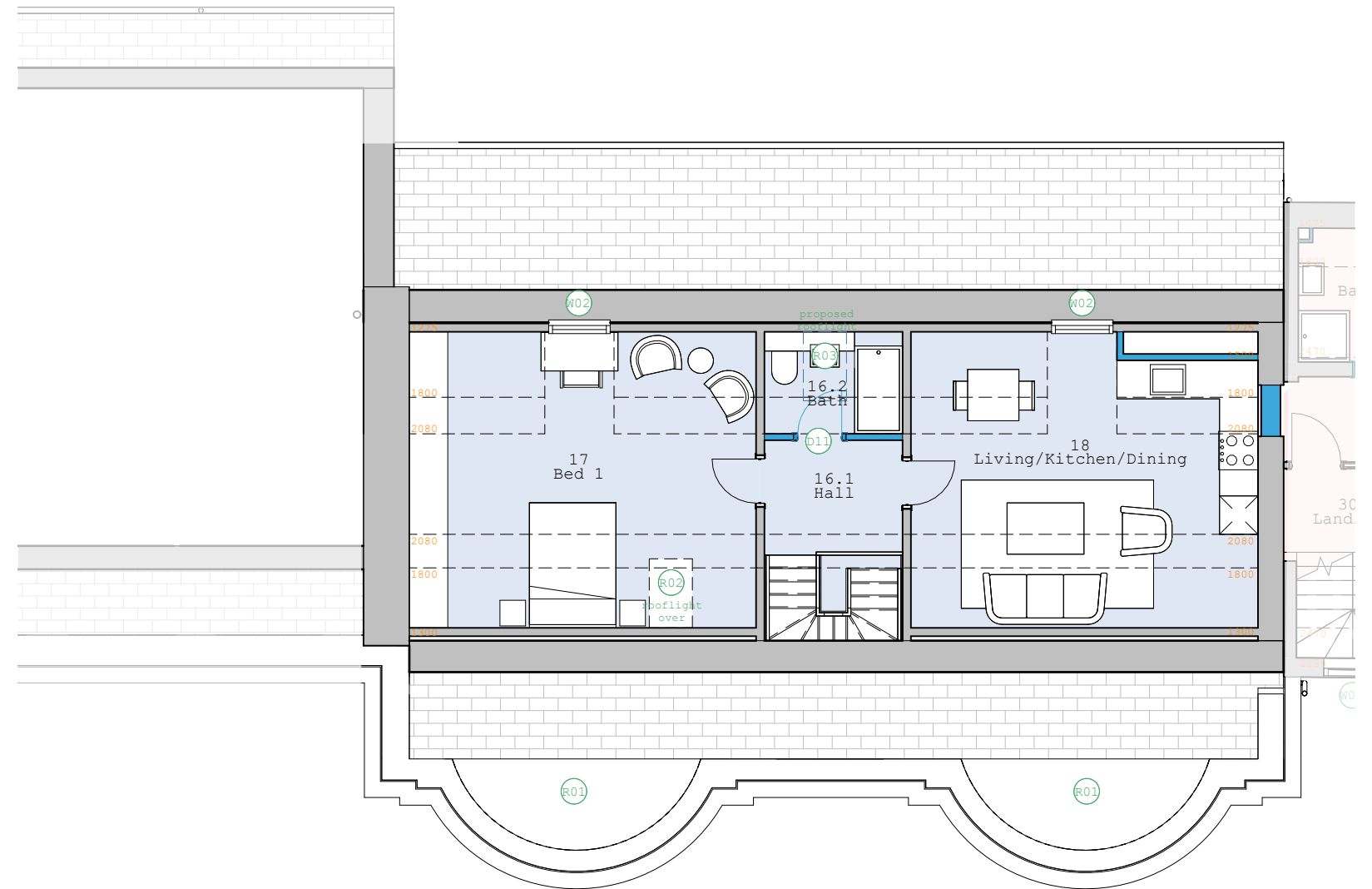
This unit benefits from a shared communal garden to the rear.

Impact

One existing door openings are proposed to be blocked to form a separating wall. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings.

The extent of the work at this level is significant as it has borne the brunt of water damage. It allows the opportunity to be brought into full usage. Original fabric is saturated but detail will be copied and the simplicity of an attic space will be respected in the design.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.

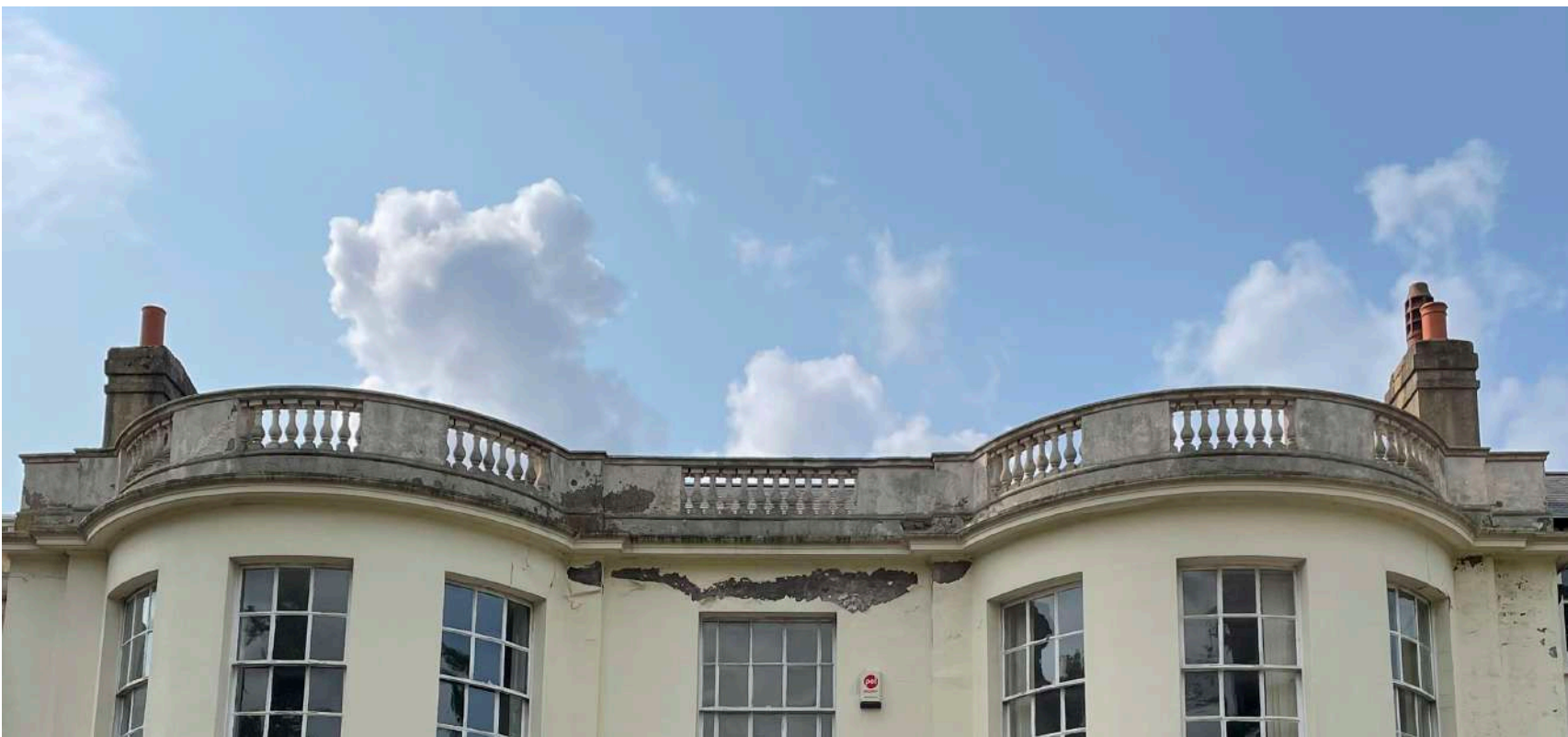


UNIT 3

A. EXTERNAL PHOTOGRAPHS



A1 - view west out of roof hatch in western storeroom (17)



A2 - Front of roof is barely visible from ground level



A3 - view east out of roof hatch in western storeroom (17)



A4 - Rear dormer windows

UNIT 3

B. INTERNAL PHOTOGRAPHS



B1 - Ceiling lath and plaster destroyed by leak in eastern storeroom (18)



B2 - Water ingress through ceiling and damp penetration and opening to walls in western SR (17)



B3 - Under eaves structural timber, showing evidence of repaired (17)



B7 - Dormer window in Storerooms (17&18)



B8 - Eastern Storeroom (18)



B4 - Water damage to dormer ceiling join in Eastern Storeroom (18)



B5 - Existing flooring in eastern storeroom (18)



B6 - Western storeroom (17) modern access hatch with historic ladder



B9 - Eastern storeroom (18) door looking into attic landing (16)

5.0 Proposed Design & Existing Unit Photos

5.5 UNIT 4;

Unit 4 occupies part of the central building at first floor level and is proposed to provide a one-bedroom flat for single occupancy. The unit currently comprises office A, Office B, and the modern corridor link to the Western part of the building.

The overall floor layout shall remain largely as existing. The proposed shower room shall be formed through the introduction of a reversible studwork partition within the modern corridor. As part of these works, two existing door openings shall be blocked, and new door openings introduced where required. The two existing rooms will be sensitively repurposed to provide a bedroom and an open-plan living, kitchen, and dining area, with all alterations undertaken in a manner that safeguards the historic fabric..

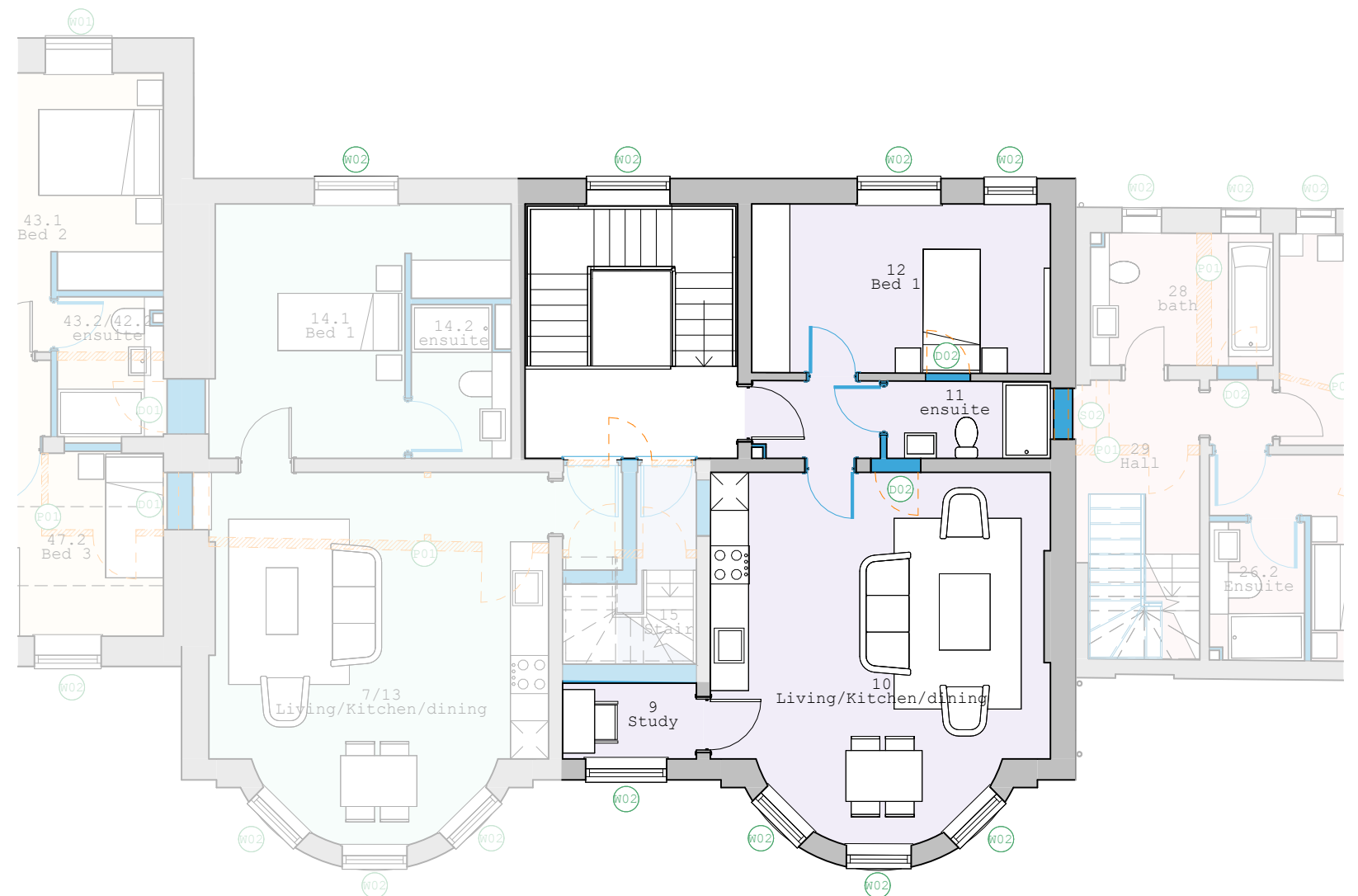
All existing skirtings and the fire surround shall be retained, carefully made good, and refurbished. The fireplace and surround will be conserved and reinstated as a focal feature within the room.

This unit benefits from a shared communal garden to the rear.

Impact

Three existing door openings are proposed to be blocked to form separating and partition walls. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



UNIT 4

E. EXTERNAL PHOTOGRAPHS



E1 - front bay window

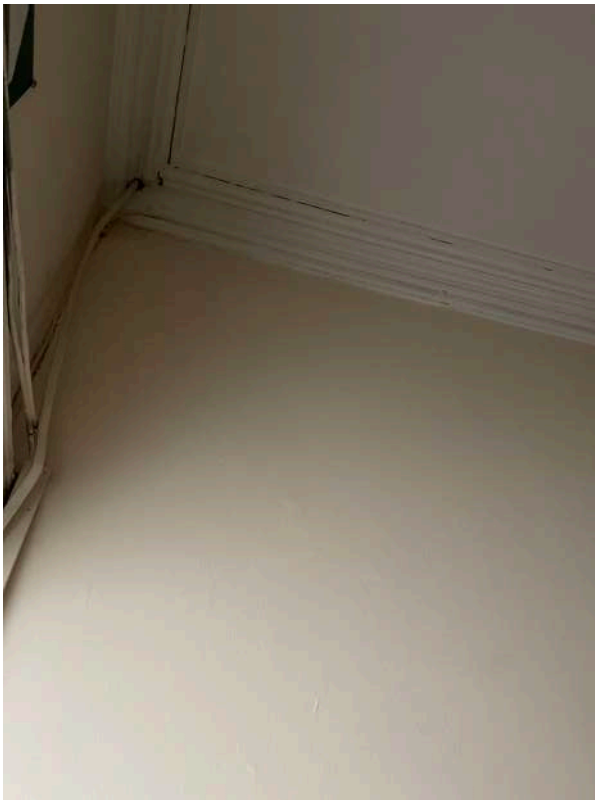


E2 - rear windows

F. INTERNAL PHOTOGRAPHS



F1 - Bay window in Office A (10)



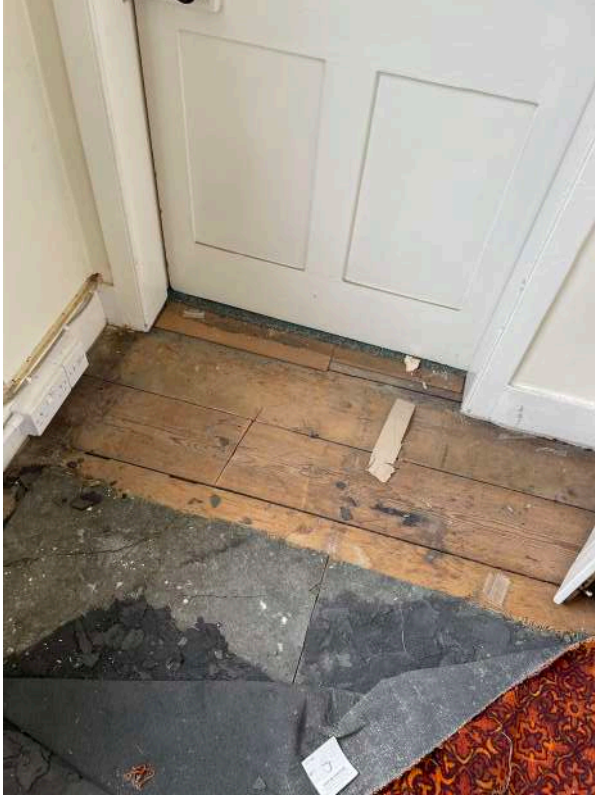
F2 - Cornice in Office A (10)



F3 - Block up marble fire surround in Office A (10)



F4 - shutters in the bay window of Office A (10)



F12 - Existing floor in Office A (10)

UNIT 4

F. INTERNAL PHOTOGRAPHS



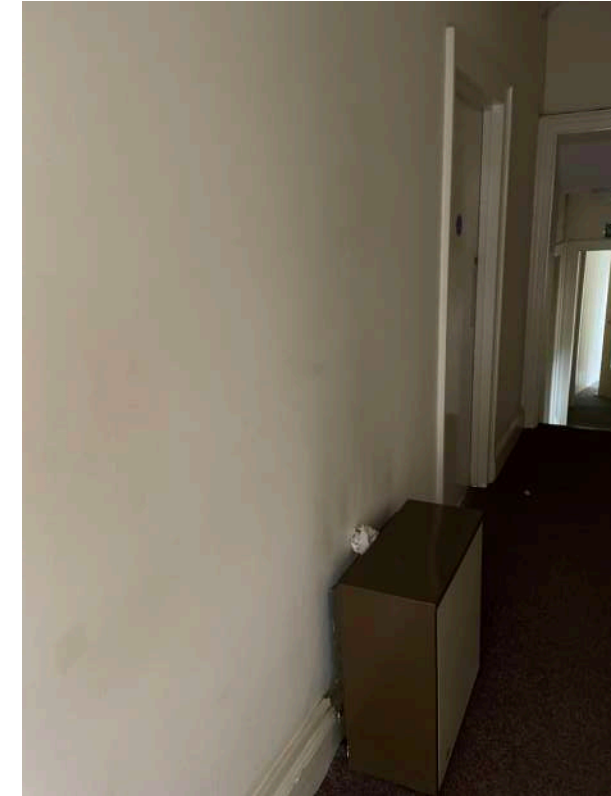
F13 - 8 over 8 sash window in Larder (9)



F15 - Larder (9) archway below stairs



F9 - Modern fire door in Office B (12)



F7 - Modern corridor (11)



F14 - door between larder (9) and Waiting room (13) to be blocked up but architraves retained



F5 - Office B (12) shutters in working condition



F6 - non original sash window in Office B (12)



F8 - Stair between modern corridor (11) and western building to be blocked up.

UNIT 4

F. INTERNAL PHOTOGRAPHS



F11 - existing door between office A (10) and landing (7) to be blocked up and architraves retained



F10 - simple fire surround in Office B (12)

5.0 Proposed Design & Existing Unit Photos

5.6 UNIT 5;

Unit 5 occupies part of the central building at ground floor level and is proposed to provide a one-bedroom flat for single occupancy. The proposal is almost a mirrored image of Unit 1. The unit currently comprises the administration office and waiting room, separated by a partition with a modern window/hatch within it.

The overall floor layout shall remain largely as existing. The cornice shall be carefully repaired and replicated to run continuously through the space, allowing the creation of an open-plan living, kitchen, and dining area.

All existing skirtings and the fire surround shall be retained, carefully made good, and refurbished. The fireplace and surround will be conserved and reinstated as a focal feature within the room.

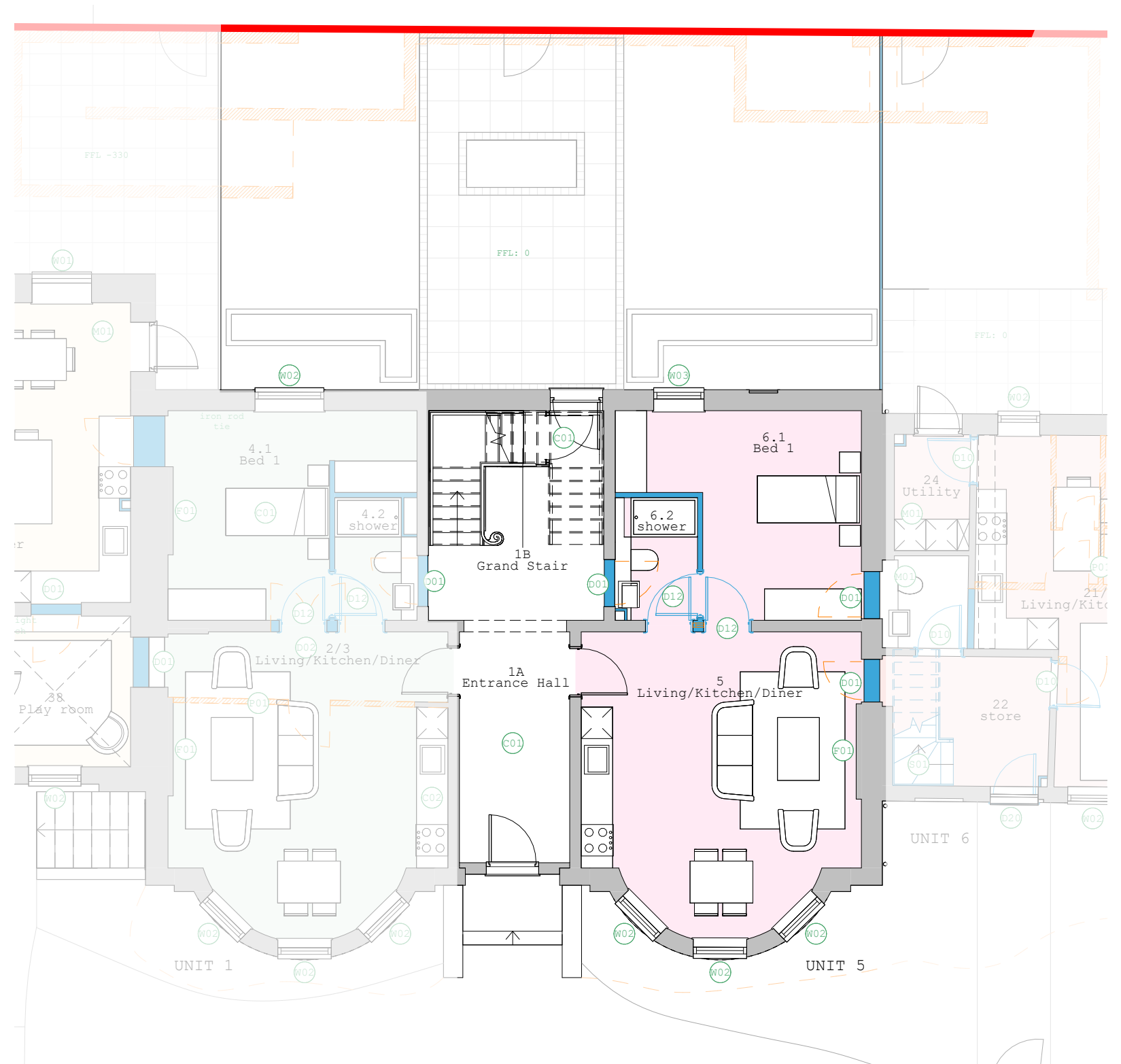
Room 6, formerly the waiting room, will be subdivided using reversible studwork partitions to create a Jack and Jill-style shower room. The relatively modern service hatch within the partition wall shall be removed to facilitate this arrangement.

This unit benefits from a shared communal garden to the rear.

Impact

Three existing door openings (H2, H8 & H6) are proposed to be blocked to form separating walls. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



UNIT 5

G. EXTERNAL PHOTOGRAPHS



G1 - front bay window

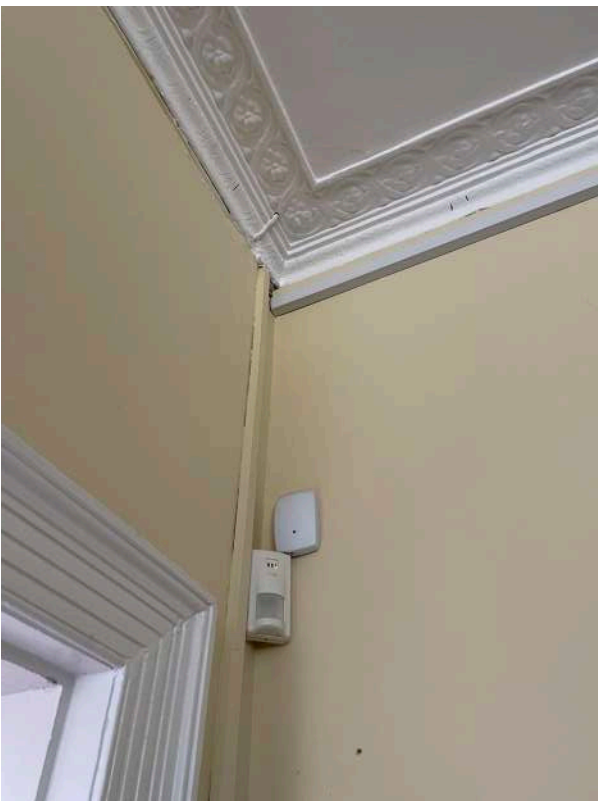


G3 - boarded up but undamaged rear window



G2 - rear window

H. INTERNAL PHOTOGRAPHS



H1 - Cornice and architrave in administration office (5)



H4 - door between waiting room (6) and entrance hall (1A)



H1 - Cornice in administration office (5)



H5 - Damage timber sash window with security bars in waiting room (6)

UNIT 5

H. INTERNAL PHOTOGRAPHS



H6 - lack of cornice and modern door in waiting room (6) to be blocked up.



H8 - cornice and modern door in administration office (5). door to be blocked up.



H7 - Modern window between waiting room (6) and administration office (5)

5.0 Proposed Design & Existing Unit Photos

5.7 UNIT 6;

Unit 6 occupies part of the western building across ground, first, and second floor levels and is proposed to provide a four-bedroom dwelling for up to eight occupants. The unit currently comprises former toilet facilities (O1.1,O1.2,O1.6&P5) at each level, with the majority of existing internal partitions understood to represent modern reconfiguration. This is further evidenced by the presence of downstands and alterations that have diminished the legibility of the building's original domestic plan form.

At ground floor level, a number of modern partitions have been removed to reinstate a more open-plan arrangement, forming a living, kitchen, and dining area. A new staircase between ground and first floor is proposed in a location where evidence indicates a historic stair previously existed, thereby re-establishing vertical circulation in a manner informed by the building's earlier configuration. A new front door has been introduced within a previously blocked-up doorway, reinstating the historic opening and improving the clarity of the elevation. This unit benefits from a private rear garden.

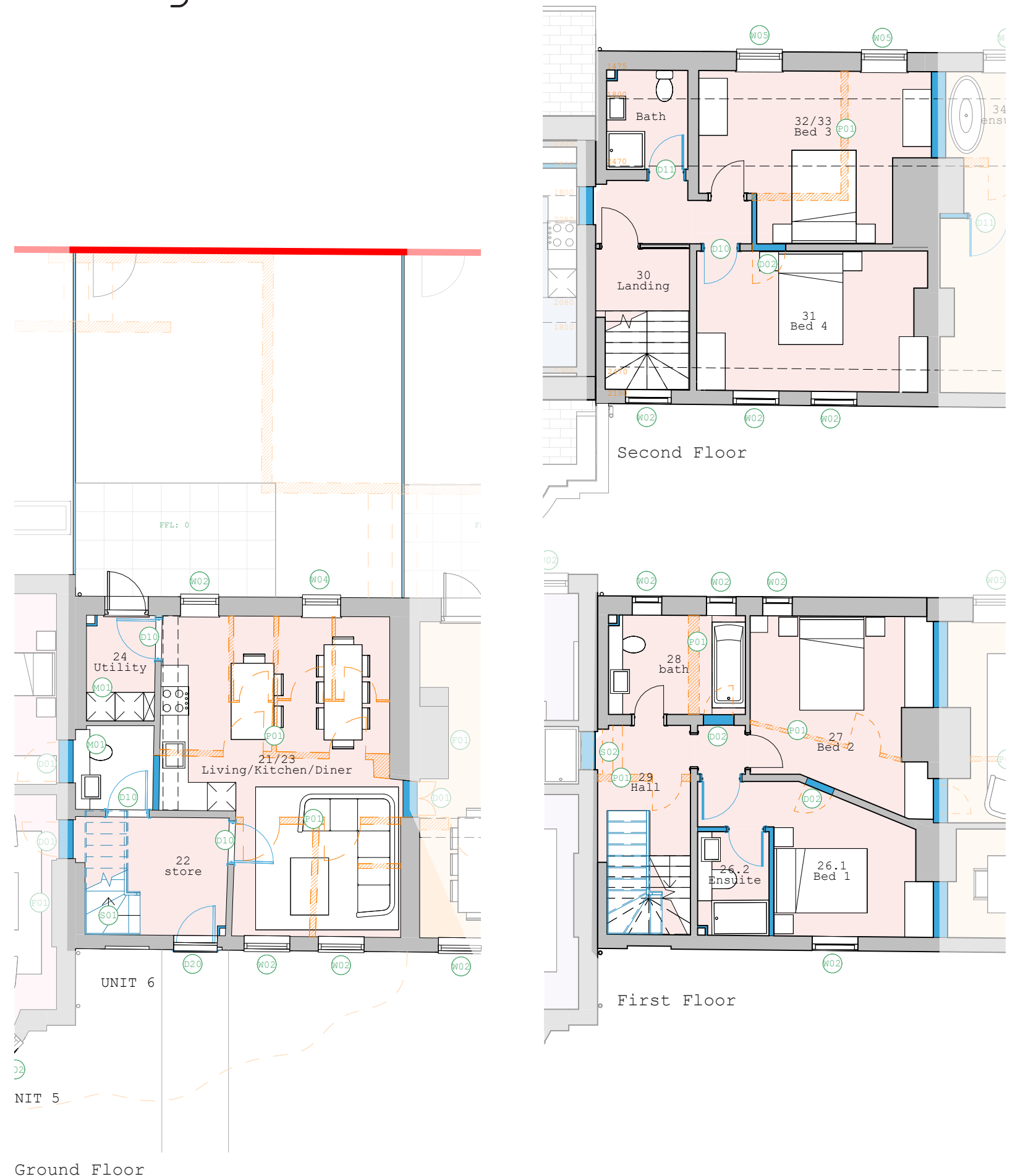
At first floor level, selective removal of modern partitions, together with the introduction of new door openings, has enabled the formation of two double bedrooms, one with ensuite facilities, and a family bathroom. The existing staircase between first and second floors has been retained.

At second floor level, further removal of modern partitions and insertion of new doors allows for the creation of two additional double bedrooms and a family shower room. All alterations have been undertaken with due regard to the preservation of historic fabric, and new interventions are designed to remain legible and, where practicable, reversible.

Impact

Three existing historic door openings on the ground floor, one on the first floor and one on the second floor are proposed to be blocked to form separating walls. The west wing is largely void of historic details and fabrics (N1,N2&O1.3). This being said, all original fabric however small it may be (i.e. skirtings, doors) will be replicated and the simplicity of the style will be respected in the design.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



UNIT 6

N. EXTERNAL PHOTOGRAPHS

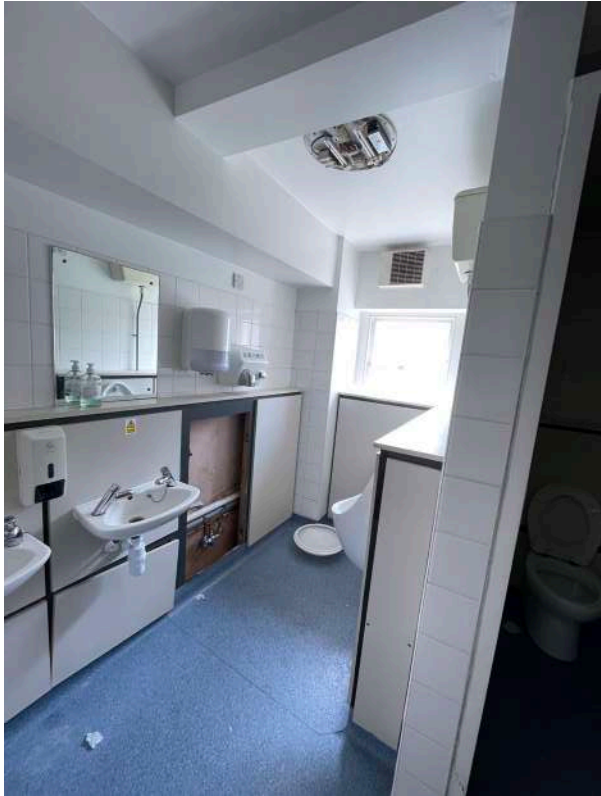


N1 - Front elevation



N2 - Rear Elevation

O. INTERNAL PHOTOGRAPHS



O1.1 - WC (23)



O1.2 - WC (21)



O1.3 - WC (21)



O1.4 - window in stairwell (29)



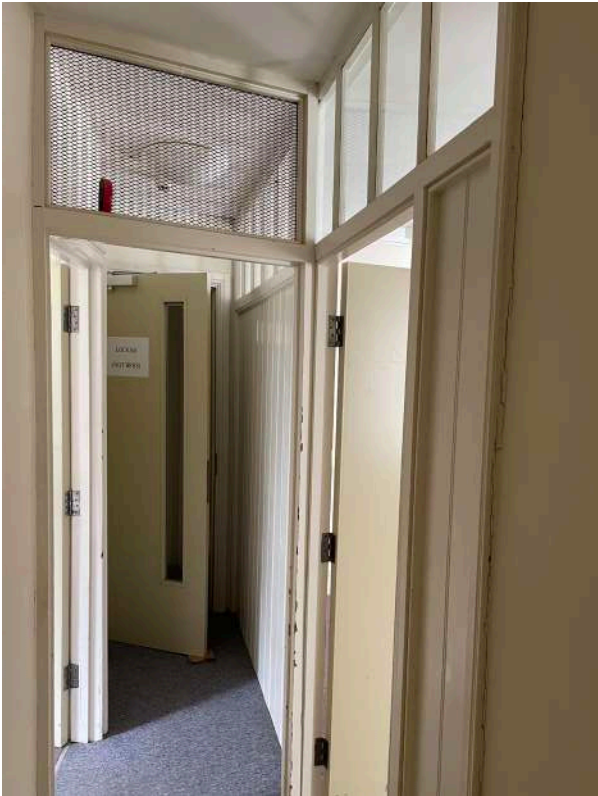
O1.6 - existing stairs in stairwell (29) to be retained



O1.7 - existing stairs in stairwell (29) to be retained

UNIT 6

O. INTERNAL PHOTOGRAPHS



02.1 - Corridor (32)



02.2 modern door between modern corridor (11) and corridor (25)



02.6 - WC (28)



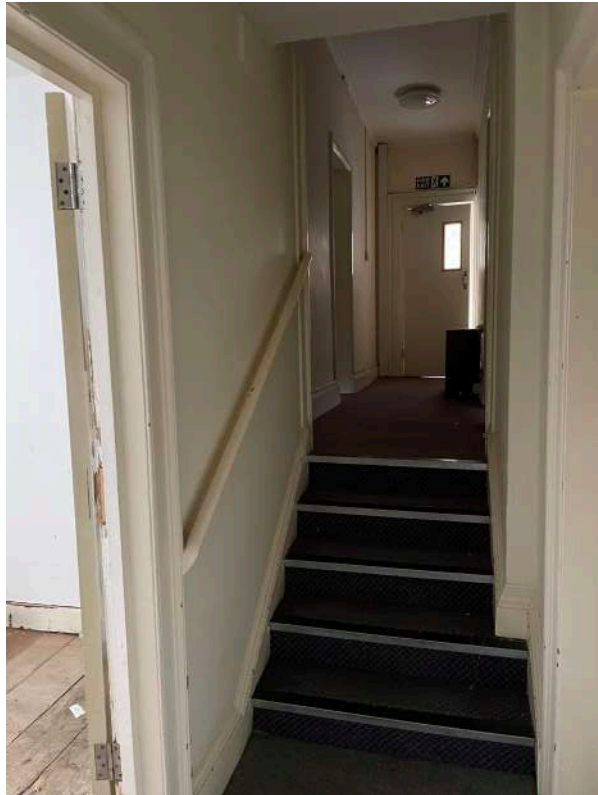
01.5 - handrail on second floor on the landing (30)



01.6 - door from stairwell (29) to modern corridor (11)



02.4 - bulkheads and stepped external wall in store room (27)



02.5 - Stair between modern corridor (11) and western building to be blocked up.



02.3 - modern partition in store room (27)

UNIT 6

O. INTERNAL PHOTOGRAPHS



03.2 - Services running below window in bathroom (33)



03.4 - modern glazed partition between landing (30) and corridor (32)



03.5 - bathroom (33)



03.1 - modern glazed partition between landing (30) and corridor (32)



03.3 - Corridor (32)



03.6 - modern electric heater to be removed from east room (31)

5.0 Proposed Design & Existing Unit Photos

5.8 UNIT 7;

Unit 7 occupies part of the western building across ground, first, and second floor levels and is proposed to provide a three-bedroom dwelling for up to five occupants. The unit currently comprises office and exhibition space, with the majority of existing internal partitions understood to represent modern reconfiguration. This is further evidenced by the presence of downstands and alterations that have diminished the legibility of the building's original domestic plan form.

At ground floor level, a number of modern partitions have been removed to reinstate a more open-plan arrangement, forming a living, kitchen, and dining area. There existing modern staircase has been removed and a new staircase has been given a more central location, making the space more usable, while preventing them being seen externally. This unit benefits from a private rear garden.

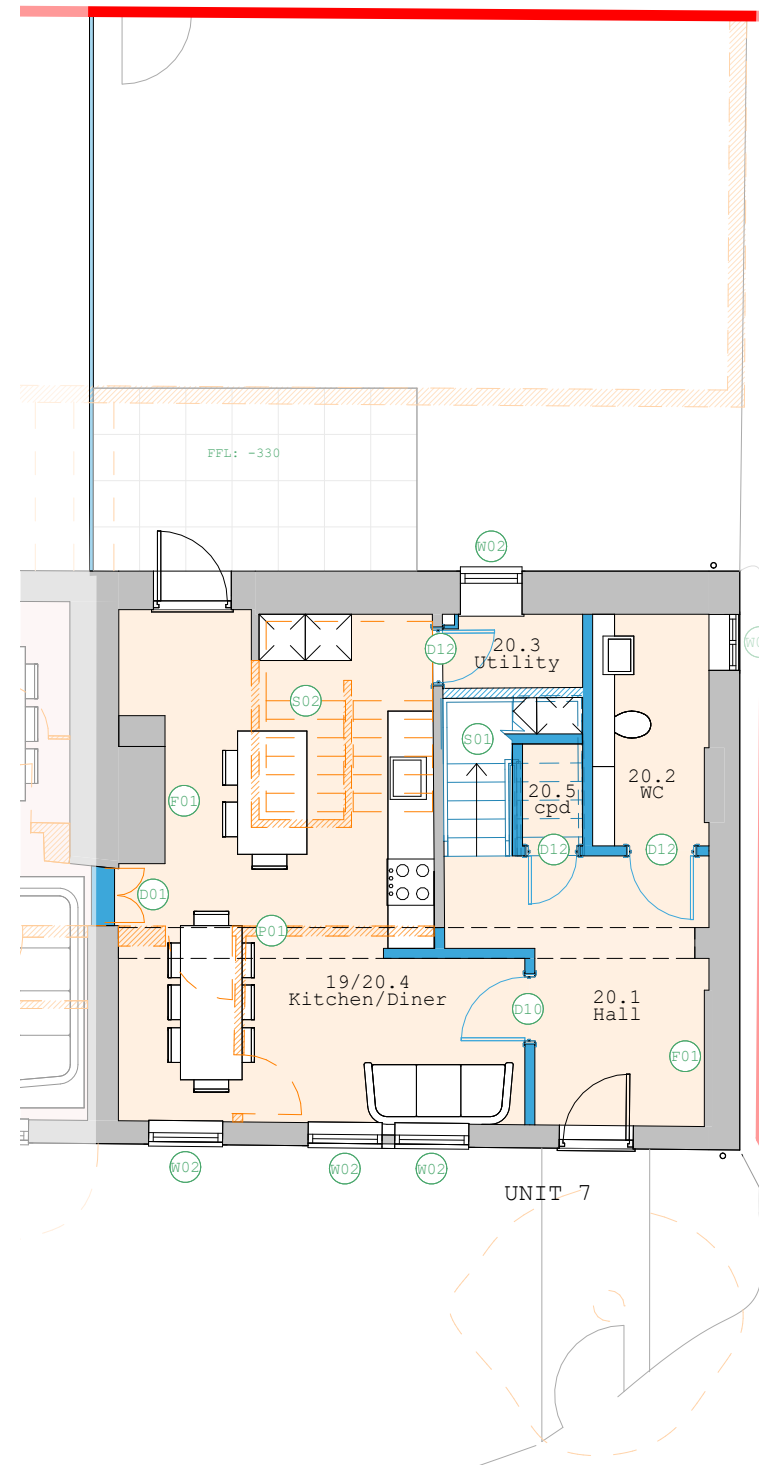
At first floor level, selective removal of modern partitions, together with the introduction of new partitions and door openings, has enabled the formation of a living room, study, bedroom, and a family bathroom.

At second floor level, further removal of modern partitions and insertion of new partitions and doors allows for the creation of two additional double bedrooms, both with ensuite facilities. All alterations have been undertaken with due regard to the preservation of historic fabric, and new interventions are designed to remain legible and, where practicable, reversible.

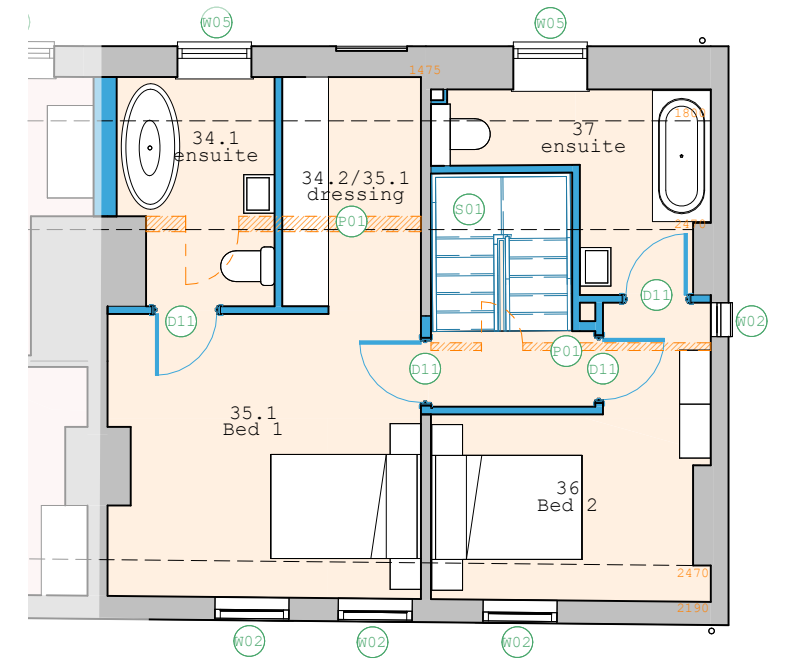
Impact

One existing historic door openings on the ground floor and one on the first floor are proposed to be blocked to form separating walls. The west wing is largely void of historic details and fabrics (N1,N2&O1.3). This being said, all original fabric however small it may be (i.e. skirtings, doors) will be replicated and the simplicity of the style will be respected in the design.

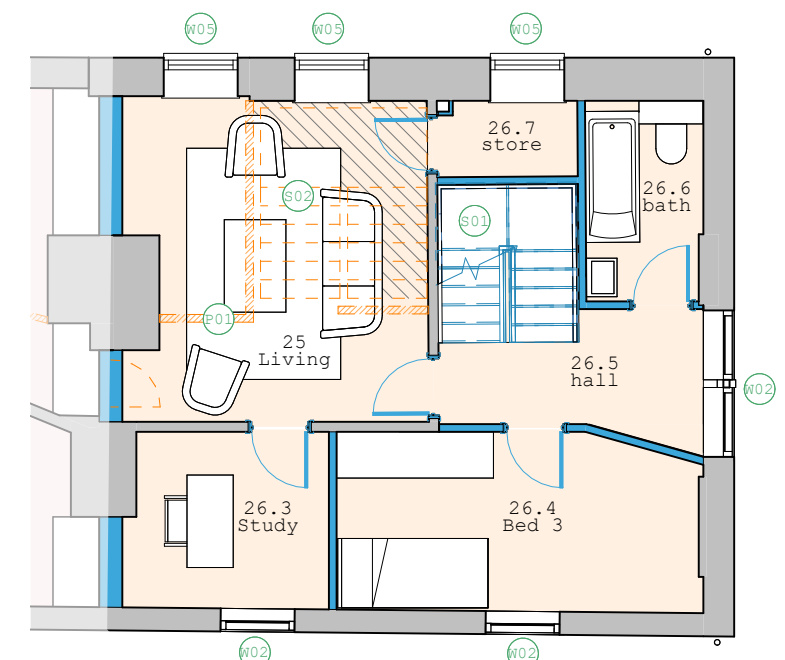
Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



Ground Floor



Second Floor



First Floor

UNIT 7

P. EXTERNAL PHOTOGRAPHS



P1 - Front elevation



P2 - Western side elevation



P2 - Rear Elevation

Q. INTERNAL PHOTOGRAPHS



Q1.2 - modern fire door to rear elevation in corridor (19)



Q1.3 - window, architrave and heater in room between corridor (19) and BFS office (20)



Q1.4 - downstands in modern corridor suggest modern re-configuration



Q1.5 - Modern door and architrave to BFS office (20)

UNIT 7

Q1. INTERNAL PHOTOGRAPHS



Q1.6 - modern ground to first floor stair in corridor (19)



Q2.1 - modern ground to first floor stair in corridor (19)



Q2.2 - modern fire door in corridor (25)



Q2.6 - Low level boxing in store room (27)



Q2.4 - series of downstands in exhibition room (26) suggest modern reconfiguration



Q2.5 - series of downstands in exhibition room (26) suggest modern reconfiguration



Q3.1 - very low window height and existing kitchen (34)



Q3.2 - exposed roof structure

UNIT 7

Q3. INTERNAL PHOTOGRAPHS



Q3.3 - small single window between chimney breast and partition in rear west room (37)



Q3.4 - modern electric heater to be removed in central room (35)



Q3.7 - modern partition between front west room (36) and rear west room(37)



Q3.6 - door between central room (35) and kitchen (34)



Q3.5 - sash windows and modern window architrave in central room (35)

5.0 Proposed Design & Existing Unit Photos

5.9 UNIT 8;

Unit 8 occupies the eastern building across ground and first floor levels, together with a proposed side extension. The unit is intended to provide a four-bedroom dwelling for up to six occupants. It currently comprises the former large ceremony room and associated storage at ground floor, with three offices and a kitchenette at first floor level. A modern partition forming a corridor at first floor interrupts the continuity of the rear room picture rail and detracts from the legibility of the original plan form.

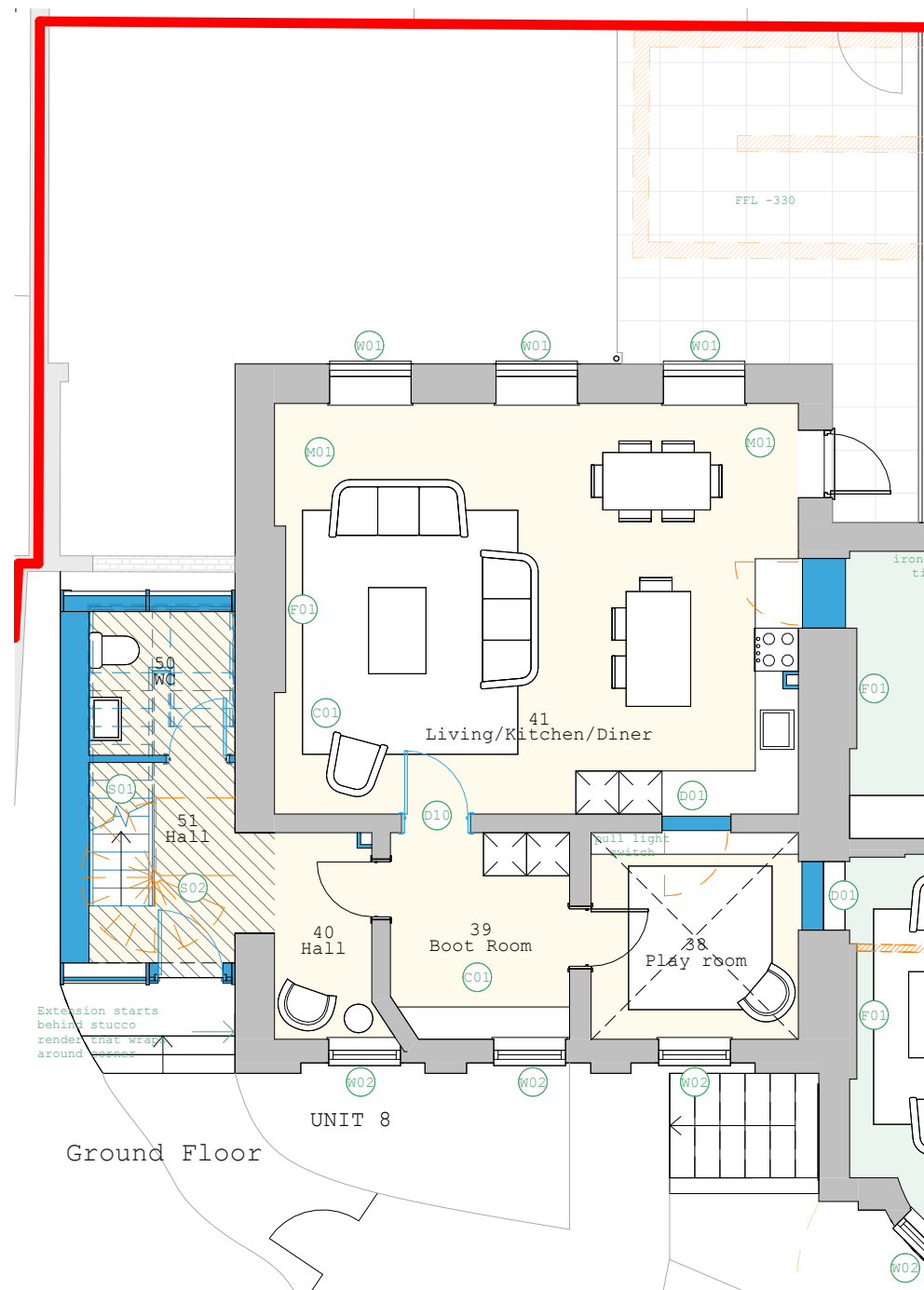
At ground floor level, the principal layout shall remain largely as existing. The existing cornice shall be carefully repaired and, where interrupted, replicated to run continuously through the space, enabling the formation of an open-plan living, kitchen, and dining area while reinstating architectural coherence. The proposed side extension adopts a clearly contemporary design in order to distinguish the new work from the historic fabric. The extension is facilitated by the demolition of the modern external fire escape stair and will accommodate a new internal staircase and ground floor WC facilities. All existing skirtings and the fire surround shall be retained, carefully made good, and refurbished. The fireplace and surround will be conserved and reinstated as a focal feature within the principal room. The unit will also benefit from access to a private rear garden.

At first floor level, selective removal of suspected modern partitions, together with the introduction of new reversible partitions, will allow the formation of four bedrooms, two with ensuite facilities, and a family bathroom. All works shall be undertaken with due regard to the preservation of significant historic fabric, ensuring new interventions remain legible and proportionate to the building's character..

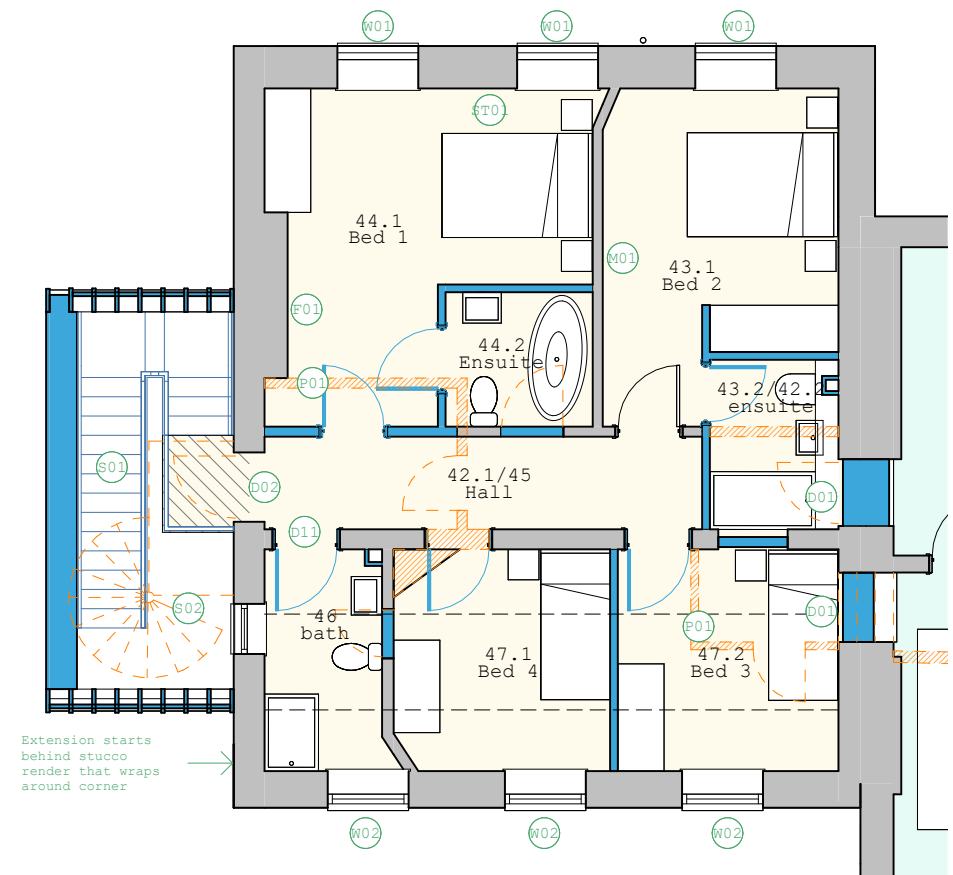
Impact

Two existing historic door openings on the ground floor and one on the first floor are proposed to be blocked to form separating walls. Where internal doors are removed, the frames and associated architraves shall be preserved and retained in situ. Infill walls shall be constructed as fully reversible interventions, ensuring no harm to historic fabric and allowing for future reinstatement of the original openings.

Windows within this unit shall be enhanced through the introduction of secondary glazing. The specification of secondary glazing will vary by window type; refer to the window schedule for full details.



Ground Floor



First Floor

UNIT 8

K. EXTERNAL PHOTOGRAPHS



K4 - North facade with white stucco render with arches



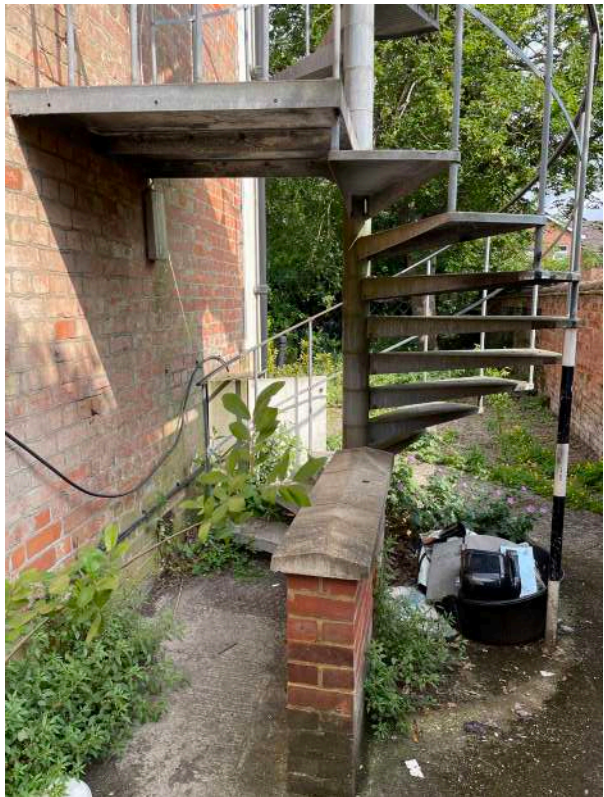
K1 - Red bricks East facade with fire escape helical metal stair



K6 - South/West facade with fire escape door

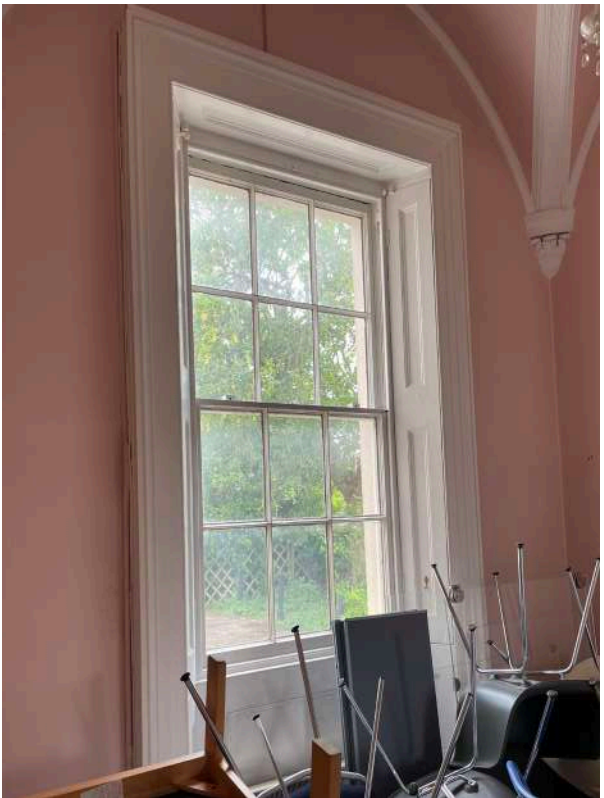


K5 - Red bricks South facade

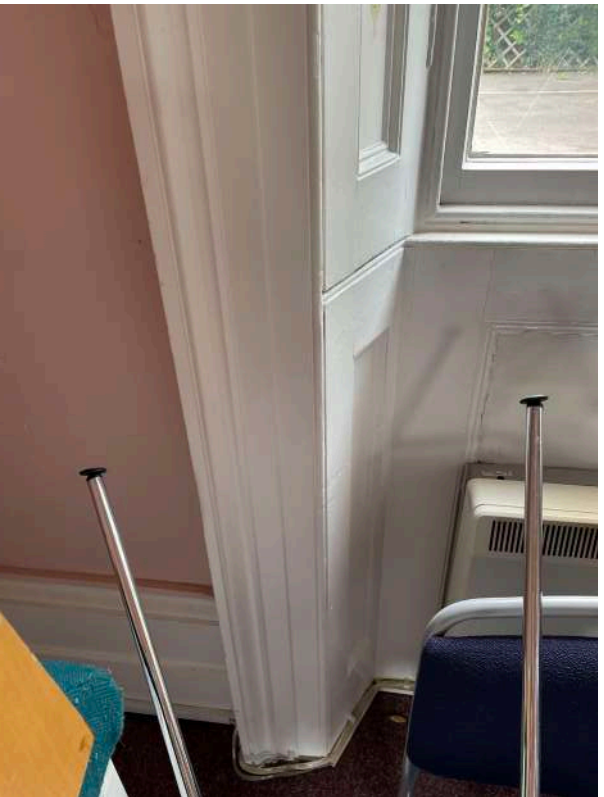


K3

L. INTERNAL PHOTOGRAPHS



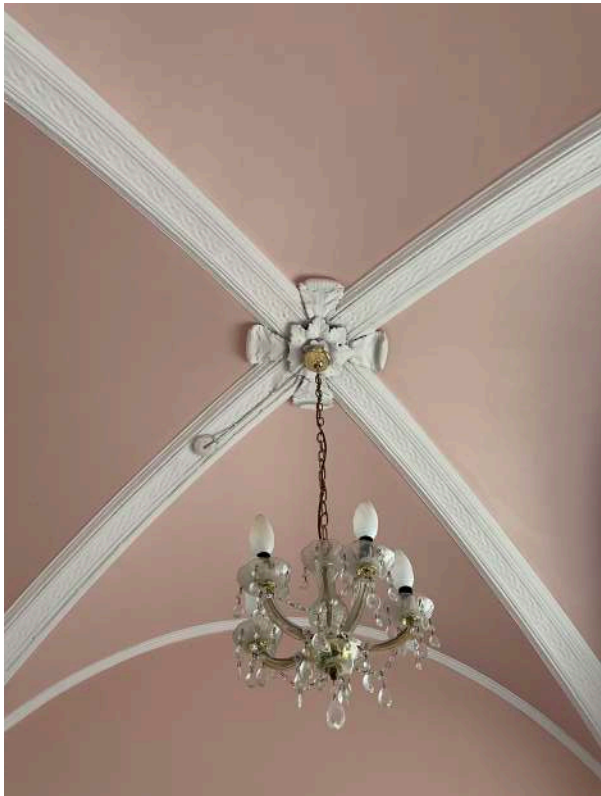
L1.1 - sash window, shutters and window architrave in the Anteroom (38)



L1.2 - window architrave with modern services running around the base in the anteroom (38)

UNIT 8

L. INTERNAL PHOTOGRAPHS



L1.5 - Ceiling rose and groin vaulted ceiling in the anteroom (38)



L1.3 - window surround in butler pantry (39) is far less decorative



L1.7 elaborately dressed doorway between the anteroom (38) and corridor (2)



L1.8 - modern sash window, shutters and surround in large ceremony room (41)



L1.4 - Timber sash window and metal bars in washroom (40)



L1.6 - Floorboards in washroom (40)



L1.9 - Wall between large ceremony room (41) and small ceremony room (4) with modern services and fire doors, and historic skirting and coving

UNIT 8

L. INTERNAL PHOTOGRAPHS



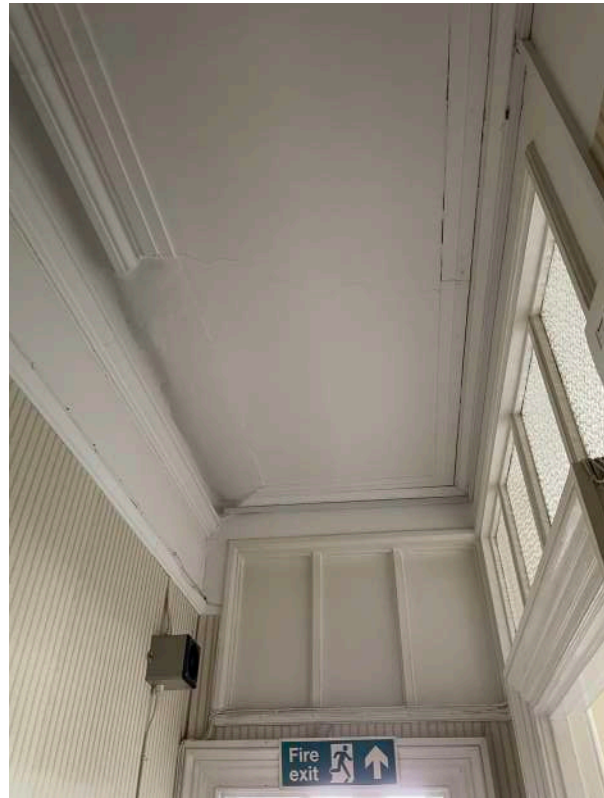
L1.14 - Fire door with no historical value in large ceremony room (41) to be blocked up, architraves retained



L1.15 - highly decorative cornice in large ceremony room (41)



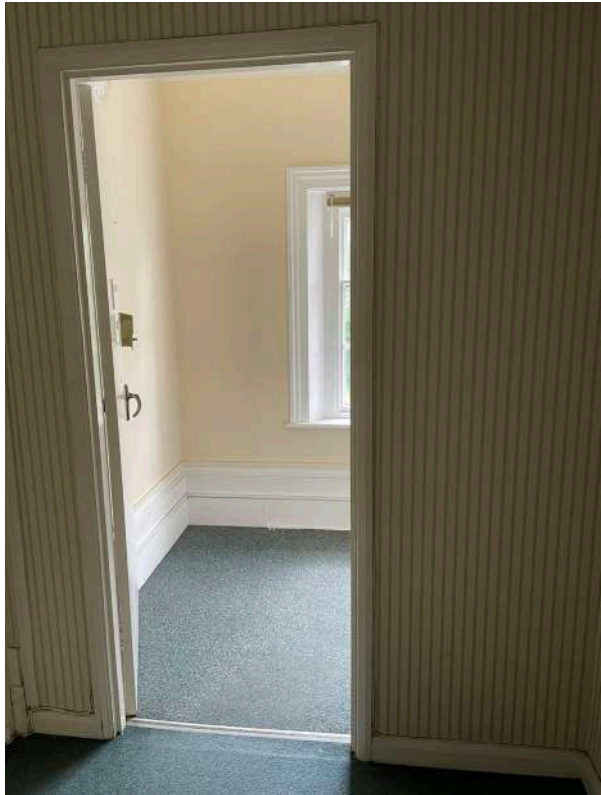
L16 - highly decorative ceiling rose in large ceremony room (41)



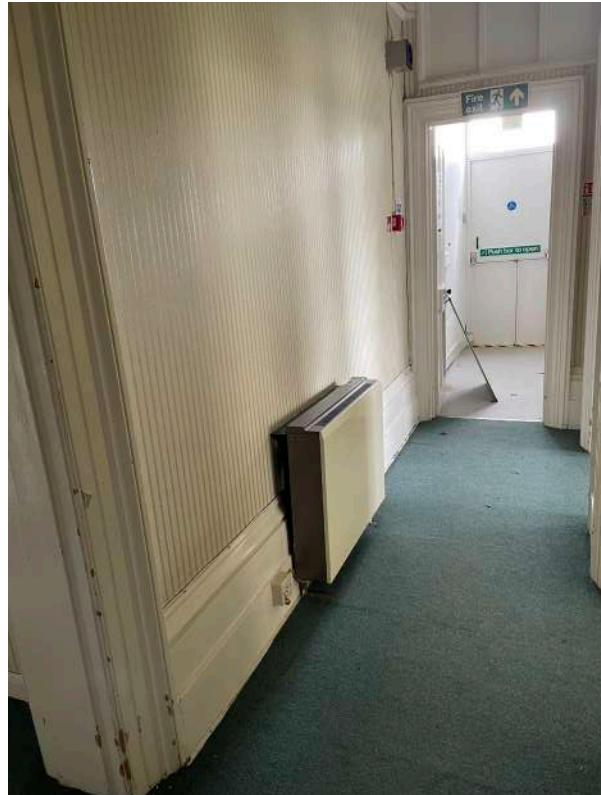
L2.1 - portions of historic architrave missing and modern partitions in corridor (42)



L2.2 - decorative window surround and high skirtings in Office C (47)



L2.3 - modern skirting and architrave surrounding door between corridor (4) and Office C (47)



L2.4 - High skirtings and decorative architrave in corridor (47)



L2.5 - Kitchen and modern fire escape door to external fire escape helical stair

UNIT 8

L. INTERNAL PHOTOGRAPHS



L2.6 - boxing in office C (47) postdates subdivision of room



L2.7 - modern partition with glazing in Office A (44)



L2.8 - simply designed fireplace blocked up in office A (44)



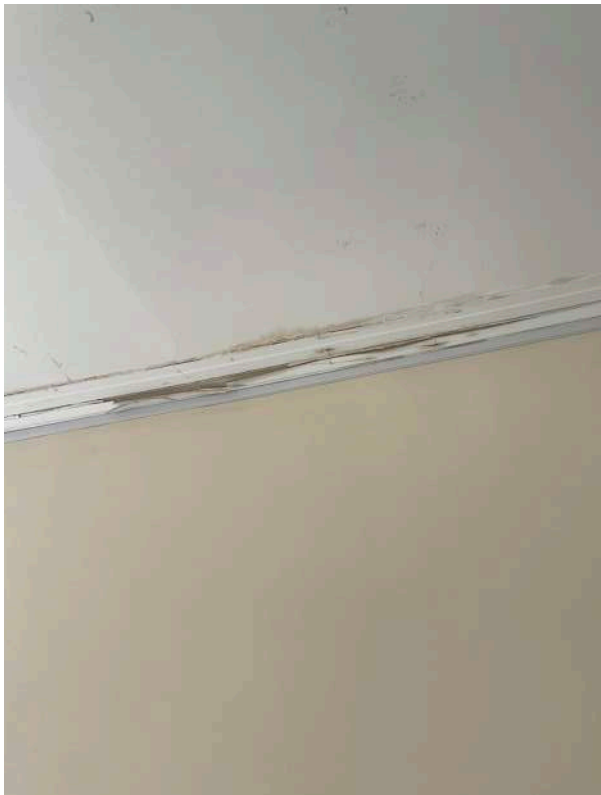
L2.9 - two types of cornice in Office B (43) suggests modern partition



L2.10 - mismatched cornice suggests modern partition between corridor (42) and offices A (44) & B



L2.11 - decorative architrave, high skirtings and services on suspected modern partition (42)



L2.12 - Ceiling plaster and cornice damage due to water ingress in office B (43)

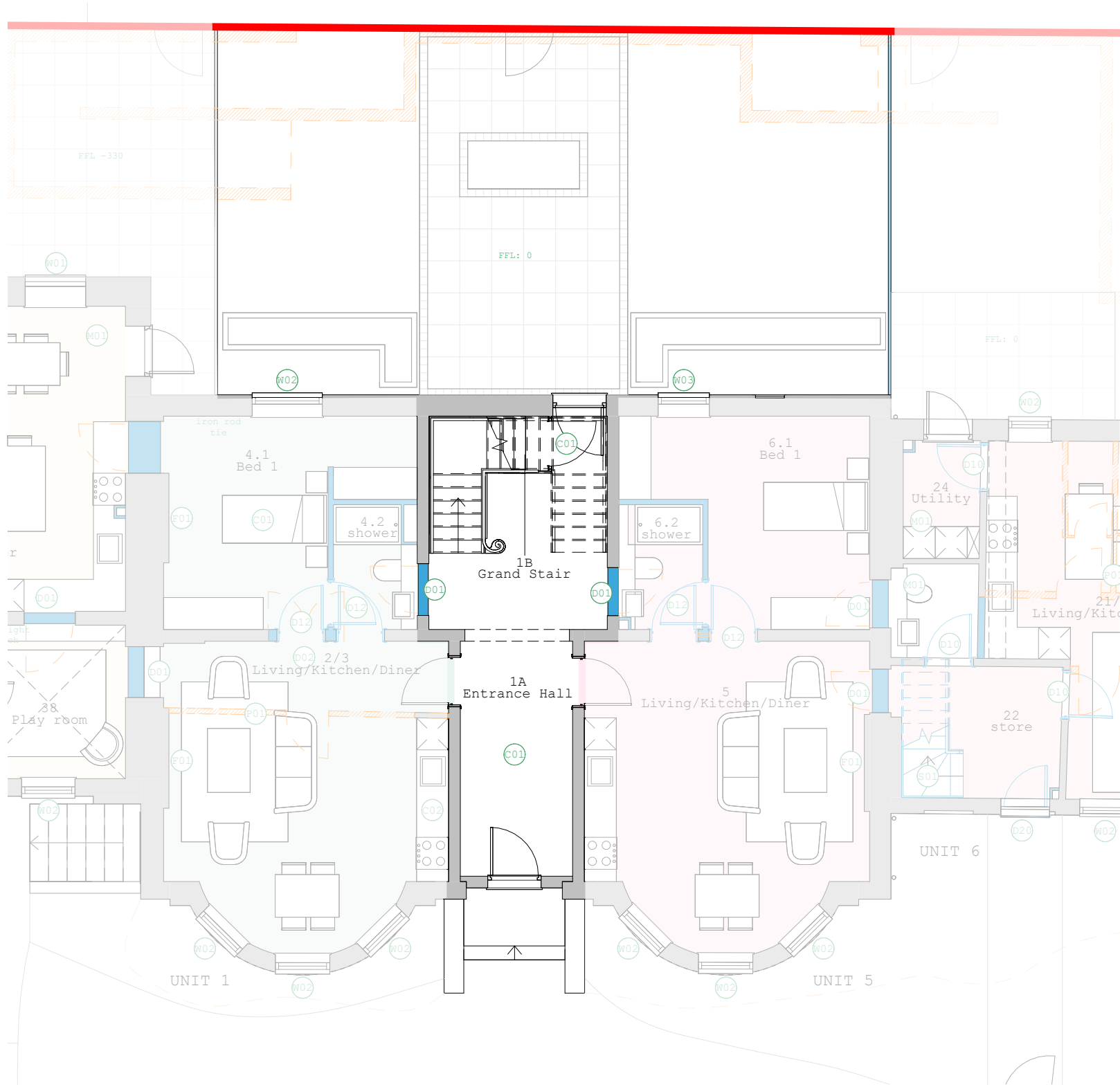


L2.13 - Dumb-waiter fixed in position with working hatch in office B (43)

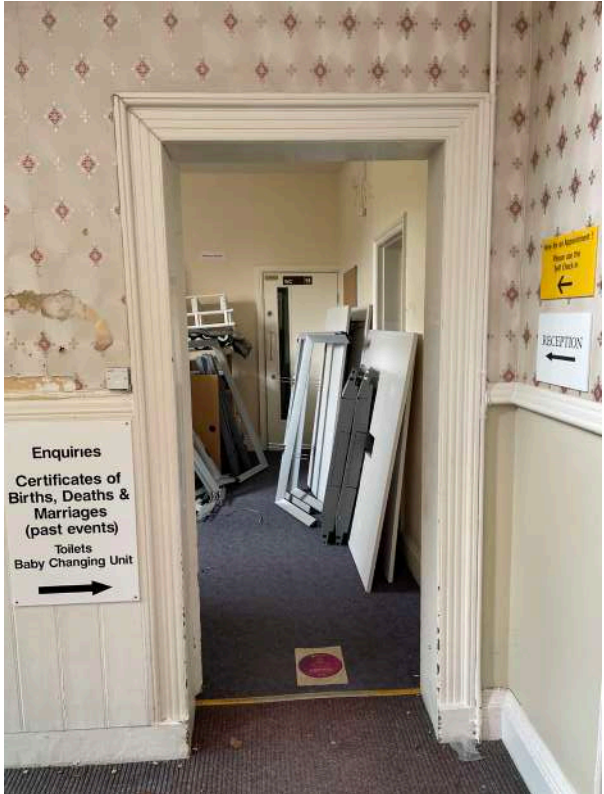
5.0 Proposed Design & Existing Photos

R. COMMUNAL HALLWAY INTERNAL PHOTOGRAPHS

5.10 COMMUNAL ENTRANCE;



R1 - Entrance hall and Georgian entrance door with fanlight (1A)



R2 - Door and architrave to waiting room (1A)

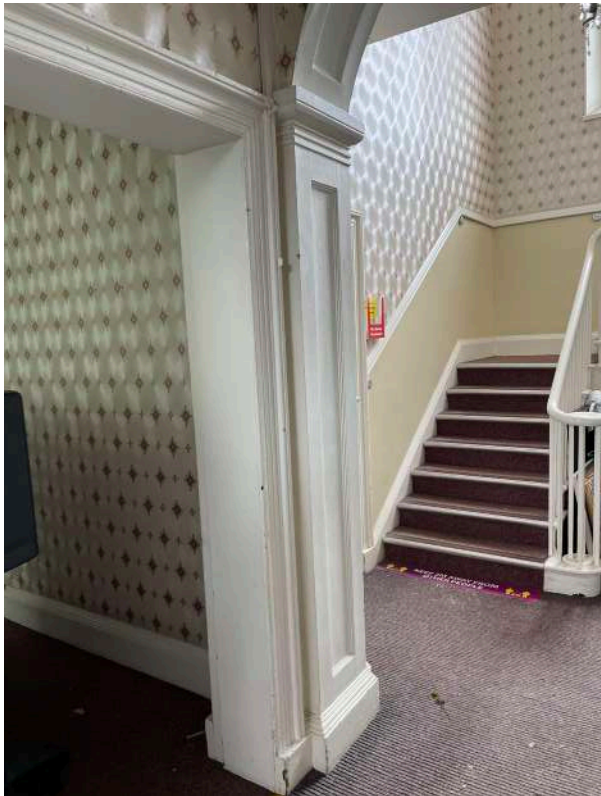


R5 - Door and architrave to the small ceremony room (1A)



R6 - Back glazed door, Wall panelling and dado (1A)

R. COMMUNAL HALLWAY INTERNAL PHOTOGRAPHS



R3 - Architrave to Deputy office (1A)



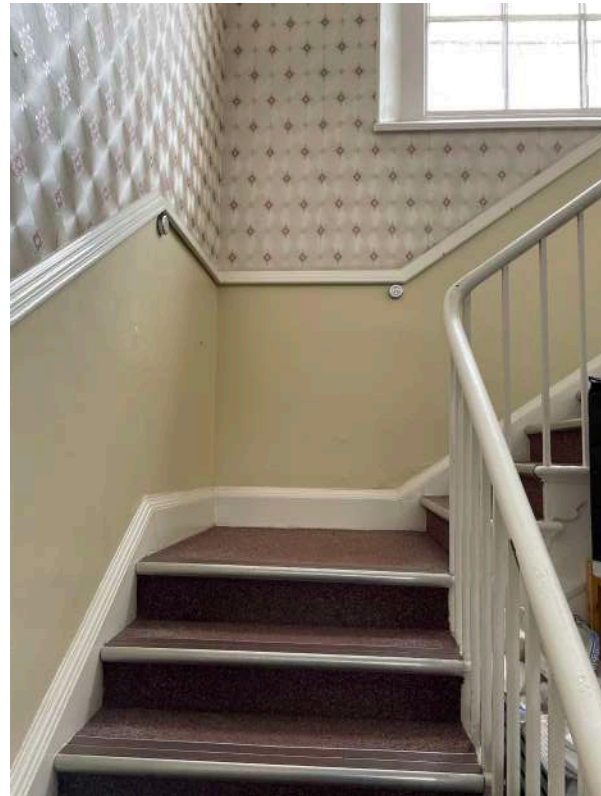
R4 - Arch shown with pilasters and panelling (1A)



R9 - Sash window on stairwell (1B)



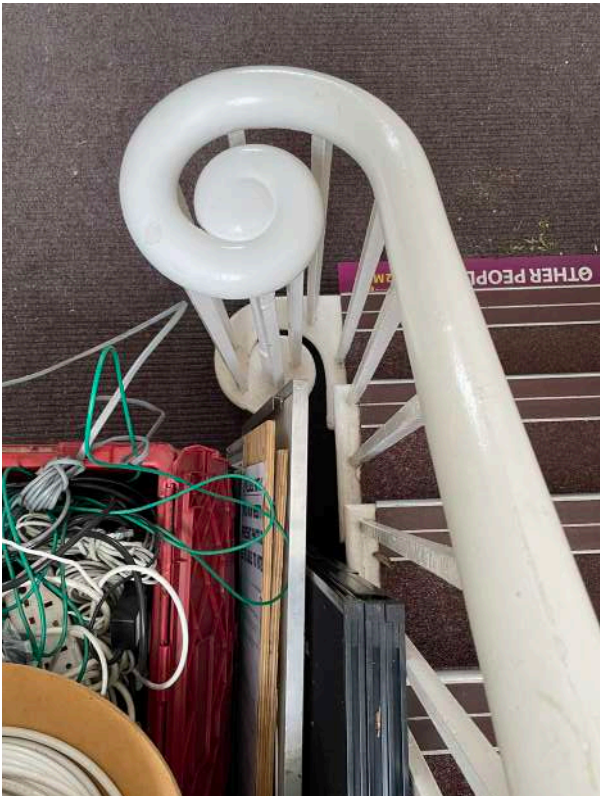
R10 - decorative stair stringer to grand staircase (1B)



R7 - Grand Stair case (1B)



R8 - Grand Stair case (1B)



R11 - Volute newel to grand stair (1B)

T EXTERNAL ACCESS PHOTOGRAPHS



T1 - Main entrance, proposed as communal entrance to units 1-5.



T2 - Historically blocked up doorway to be reintroduced as entrance of unit 6.



T3 - secondary front entrance, proposed as entrance to unit 7.



T4 - Eastern first floor fire exist to become internal access within unit 8.



T5 - Rear communal access, proposed as rear communal garden access for units 1-5.



T6 - rear storage door, proposed as garden access door to unit 6.



T7 - Western rear exit, proposed as garden access door to unit 7.



T8 - Eastern rear exit, proposed as garden access door to unit 8.

6.0 Proposed Extension Design

6.1 UNIT 8 EXTENSION;

The proposed extension adopts a contemporary glazed pavilion form, conceived as a lightweight and visually recessive addition to the host building. The listed building is a Georgian rendered structure of classical composition, characterised by its symmetrical proportions, vertically sliding sash windows, and distinctive bowed projections set beneath a parapeted roofline with balustrade detailing. These architectural elements contribute significantly to the building's historic character and are therefore preserved and remain the dominant visual feature of the site.

In response, the extension has been deliberately designed to remain subordinate to the existing building, both in scale and architectural expression. The pavilion is expressed as a simple, lightweight structure with extensive glazing and slender framing, allowing it to read clearly as a modern intervention while avoiding visual competition with the formal composition of the historic façade. The transparency of the glazed form reduces its perceived mass, enabling the extension to sit comfortably alongside the rendered masonry of the original building.

The contemporary design approach ensures that the new work is legible as a modern addition, in accordance with established conservation principles which advocate that new interventions should be distinguishable from historic fabric while remaining sympathetic to their setting. The restrained material palette and minimal architectural detailing ensure that the extension remains visually recessive and does not detract from the significance of the listed building.

By adopting a pavilion-like form, the extension provides the necessary additional accommodation while maintaining the architectural integrity and visual primacy of the Georgian building. The intervention therefore balances the functional requirements of the scheme with the need to safeguard the historic character and significance of the listed structure.



Visualisation of the proposed Yeomanry House amendments, including the proposed extension



Precedent image for extension - Mikhail Riches (dezeen.com)



Precedent image for extension - Mikhail Riches (dezeen.com)

7.0 Proposed Landscape Design & Existing Photos

7.1 LANDSCAPE;

The proposed landscape strategy seeks to reinforce the domestic character of the site while remaining sympathetic to the historic setting of the listed building. New estate fencing, together with matching double entrance gates, is proposed at the access to the private drive. The detailing of the gates and fencing shall be consistent with traditional estate boundary treatments commonly associated with historic properties.

A low-level hedge is proposed along the approach to soften views of the existing hardstanding and reduce the visual prominence of the parking area. The soft landscaping will follow gentle sweeping lines, reflecting the naturalistic character historically associated with the approach to the property and reinforcing the sense of arrival to the principal elevation.

Immediately in front of the dwellings, low-level hedging set behind estate fencing, with individual estate gates, will create small private front garden areas. These elements will provide subtle enclosure while maintaining an open and landscaped setting appropriate to the character of the building.

Car parking spaces will be allocated to residents in accordance with *Reading Borough Local Development Framework: Revised Parking Standards and Design Supplementary Planning Document Final (October 2011)*. The parking areas have been carefully integrated into the wider landscape strategy, with planting introduced to soften their appearance and ensure that vehicles do not dominate views towards the historic building.

Private rear gardens are proposed for Units 6-8, enclosed with 1.8m high boundary fencing, with additional access via gated entrances. Patio areas are proposed where possible to align with existing hardstanding lines, thereby reflecting previous site arrangements. These gardens will be laid with new lawn turf and planted with native English species to create a naturalistic and contextually appropriate landscape setting.

A communal rear garden is proposed for residents of Units 1-5, also enclosed by 1.8m high boundary fencing with gated access. The garden will include patio areas aligned with existing hardstanding patterns, together with new lawn turf and native planting. Additional planting is proposed adjacent to the ground floor windows to provide a degree of privacy for the residential units while maintaining an attractive shared garden environment.



Landscape Sketch Design REF: 375-90-00-Proposed Landscape Plan



Estate Fence
(alpharail.co.uk)



Estate Gate with electric entry system
(paddockfencing.com)

7.0 Proposed Landscape Design & Existing Photos

7.2 BIN STORAGE;

A dedicated refuse and recycling store has been provided within the site in accordance with Reading Borough Council Waste Management Guidelines. The facility has been sized to accommodate general waste, recycling and food waste bins and is positioned next to the existing commercial bin store to ensure convenient access for residents and efficient collection by the Council's waste services. The design will match the existing commercial bin store, an open topped timber structure with horizontal timber cladding and double doors which match.

The refuse and recycling store will have a combination keypad lock in line with Reading Borough Council Waste Management Guidelines.



Visualisation of proposed refuse and recycling store



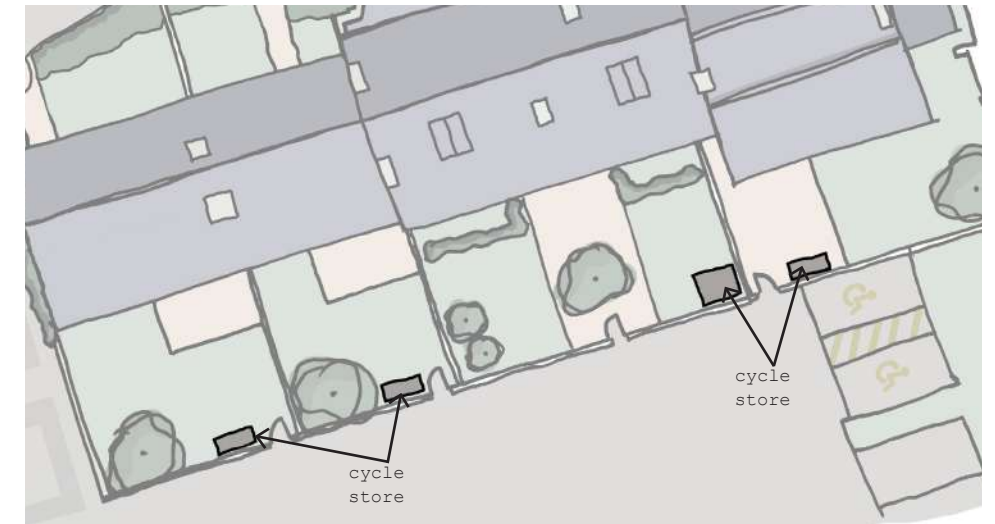
refuse and recycling store is located next to existing commercial bin store

7.3 CYCLE PARKING;

Cycle parking provision has been carefully integrated into the landscape layout to ensure convenient access for residents while minimising visual impact on the setting of the listed building. Individual cycle storage spaces are located within the rear garden areas and are accessed via gated entrances from the shared access road. This arrangement allows cycles to be stored securely within private areas of the site while maintaining clear and unobstructed access routes. A total of 8.5 cycle parking spaces are provided, in accordance with Reading Borough Council's cycle parking standards. The location and design of the storage areas ensure that cycle parking is discreetly accommodated within the site without detracting from the character and appearance of the historic building.



Private external cycle storage
(rowlinsongarden.co.uk)



Cycles stores are located in private/communal rear gardens

U GARDEN & DRIVE PHOTOGRAPHS



U1 - eastern boundary wall and planting



U6 - Existing parking to north of site



U2 - East boundary wall



U8 - Existing parking to the southern boundary



U3 - eastern boundary wall and fire escape stair



U5 - Existing commercial refuse store



U4 - External basement stair



U7 - Rear entrance with awning and hard landscaping



U9 - steps and ramps to rear access accompanied by raised landscaping



U10 - raised landscaping to the rear

W BERKSHIRE RECORD OFFICE PHOTOGRAPHS



W1 - view from the site looking south/west



W2 - Urban public space



W3 - view from southern boundary looking south at car parking



W4 - view from south/west corner of site at shared road and parking

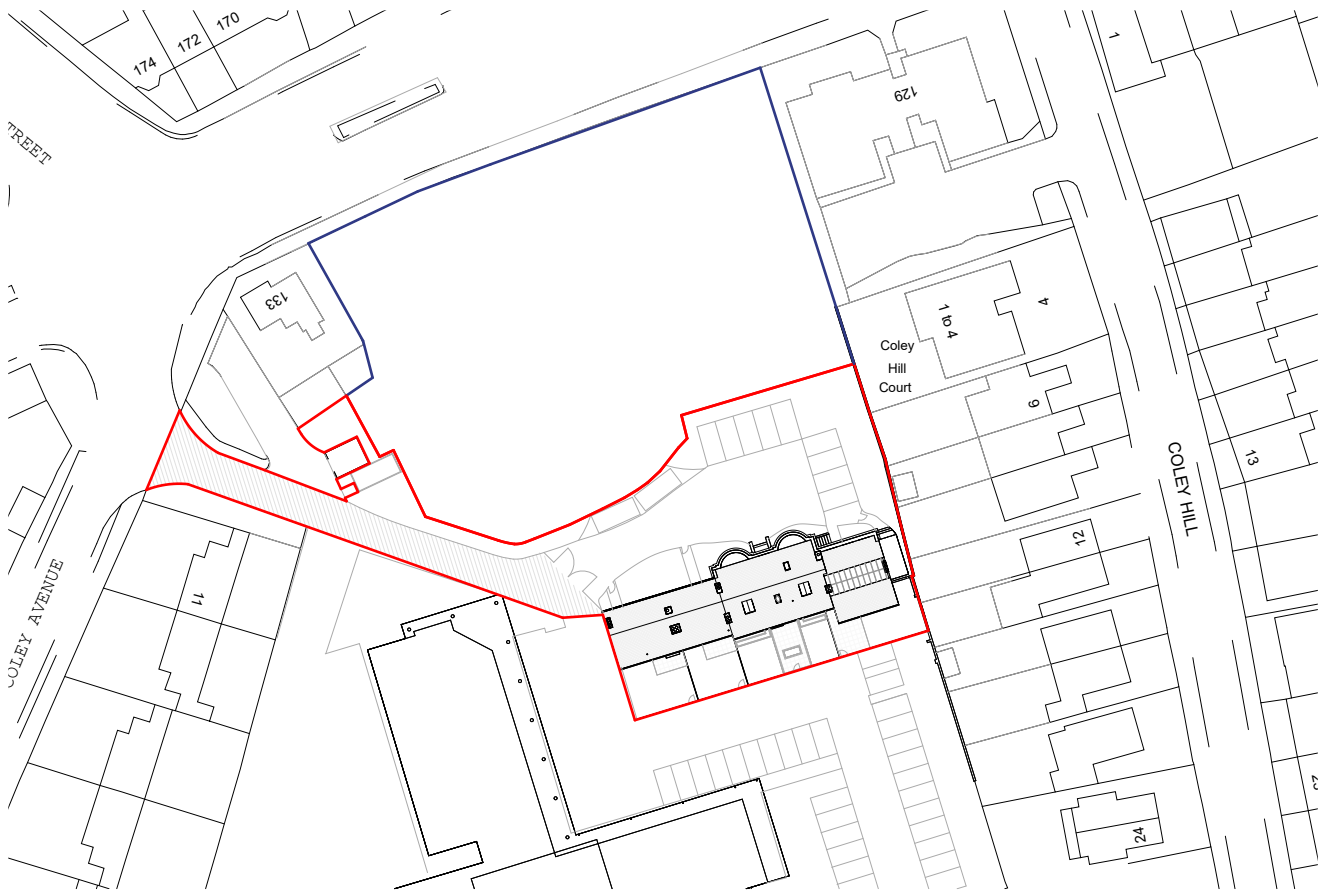
8.0 Access Statement

8.1 Current Status

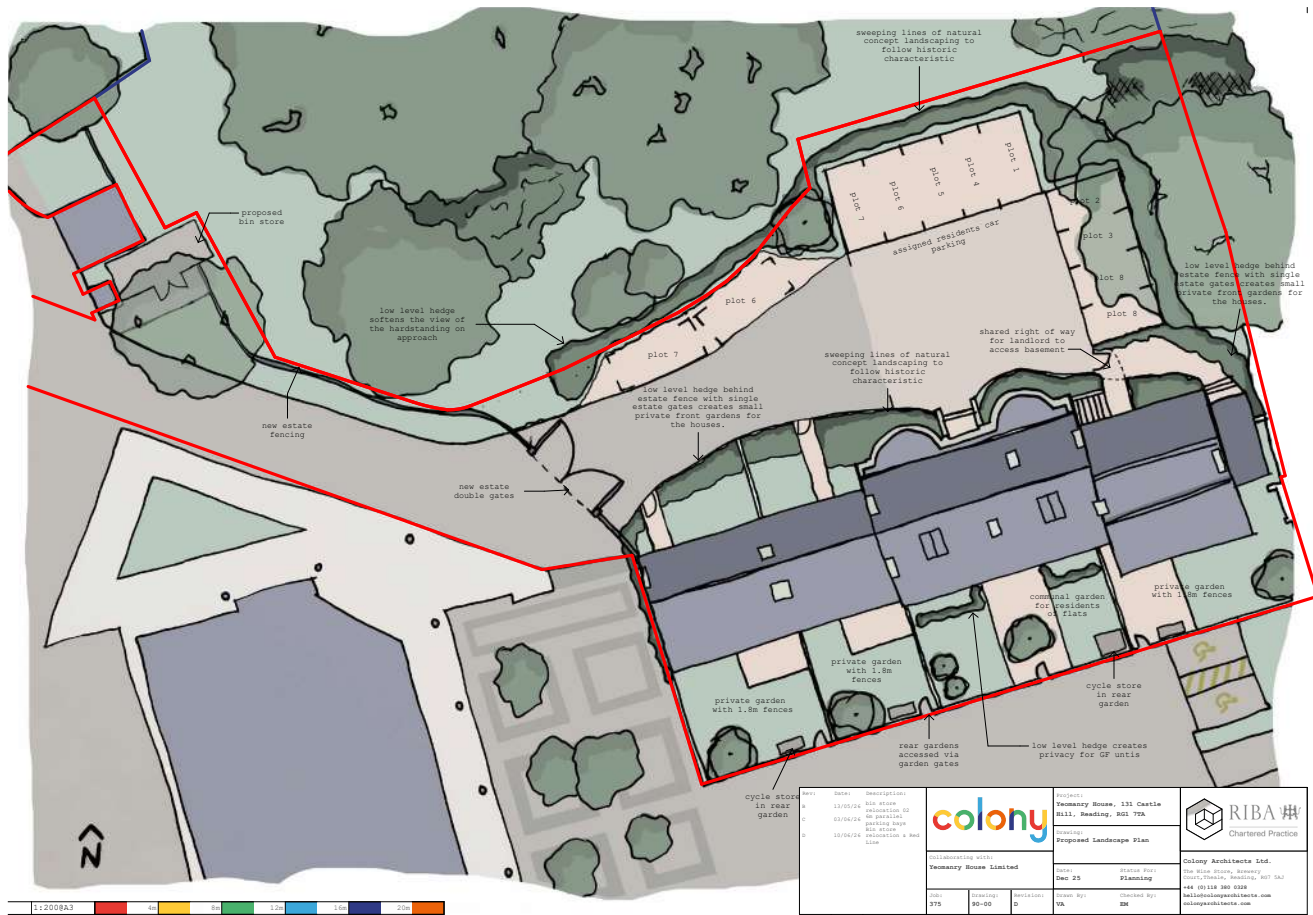
- Share drive access from Castle Hill for The Berkshire Record Office and Yeomanry House.
- Four parking spaces allocated at the rear of the property with ramps leading to the back entrance, plant room and West wing building. The main entrance is at the North of the property. Nine parking spaces are available at the front parking with one disabled space.
- External steps lead to the Basement and fire escape stair on the East facade.
- The building currently has limited access to certain areas, i.e.: the front West wing.

8.2 Proposals

- An entrance gate is proposed at the principal access to provide enhanced security and privacy for residents. The design shall be sympathetic to the character of the property and detailed to complement the existing boundary treatments.
- A new bin store is proposed adjacent to the existing bin store (in separate ownership). The structure shall be modest in scale and visually recessive, ensuring minimal impact on the setting of the listed building.
- Private rear gardens are proposed for Units 6-8, with a communal rear garden serving Units 1-5. Proposed patio areas shall, where practicable, follow the alignment of existing hardstanding lines to reflect the historic arrangement of the site. Lawn turf and appropriate planting are proposed to re-establish a more formal garden character consistent with the building's historic domestic setting.
- To the front of the proposed dwellings, front garden areas shall be formed and planted with lawn turf, separated from the shared drive by sweeping hedgerows and estate fencing with matching gates. The flowing, naturalistic lines of the planting are intended to evoke the character of the historic approach to the house.
- Additional planting is proposed around the car parking areas to soften and partially screen vehicles from view when approaching the building, thereby preserving the prominence of the principal elevation.
- The existing external fire escape, now redundant, has been removed. In its place, a contemporary extension is proposed to accommodate an internal staircase serving Unit 8, thereby improving circulation without adversely affecting significant historic fabric. The extension will incorporate approximately three external steps and a handrail, detailed to complement the estate fencing elsewhere on site.
- The new entrance door to Unit 6 utilises an existing door opening, thereby reinstating the legibility of the elevation and more closely reflecting the building's historic configuration.



Proposed Site plan



Proposed Landscape plan

9.0 Sustainability

11.1 SUSTAINABILITY;

The proposals adopt a fabric-first approach to sustainability, prioritising the retention, repair and sensitive upgrading of the existing historic building fabric. The continued use and adaptation of the listed building represents a sustainable form of development in itself, conserving the embodied carbon of the existing structure and extending the life of a significant historic asset. Where improvements are proposed, they have been carefully designed to be reversible where possible, compatible with traditional construction methods, and respectful of the building's heritage significance. Measures such as secondary glazing, draught proofing, breathable lime plaster systems and improved insulation within roof and floor build-ups will enhance thermal performance while maintaining the building's ability to breathe. The proposed contemporary extension will be constructed using modern building techniques to achieve high levels of thermal performance while remaining clearly legible as a modern intervention.

11.2 ENERGY & CO2

Aim: To reduce operational energy demand while preserving the performance and integrity of the historic fabric.

- Secondary glazing introduced to existing windows to reduce heat loss while preserving the original sash frames and external appearance.
- Repair and refurbishment of existing windows and doors, with discreet draught proofing measures to improve thermal performance.
- Insulation introduced within roof and floor structures to improve energy efficiency without impacting historic ceilings or significant fabric.
- Breathable lime plaster systems specified where appropriate to ensure compatibility with traditional masonry construction.
- Passive environmental performance supported through natural daylight, natural ventilation and retention of existing window openings.
- The proposed extension designed to achieve high levels of thermal efficiency through modern construction techniques.

11.3 WATER

Aim: To reduce water consumption and manage surface water responsibly.

- Water efficient fixtures and fittings to reduce overall water consumption.
- Opportunities for rainwater collection to support garden irrigation.

- The proposals involve replacement of hard landscaping with soft landscaping, limiting impacts on existing drainage conditions.

11.4 MATERIALS

Aim: To minimise environmental impact through the retention and careful selection of materials.

- Retention and reuse of the existing listed building significantly reduces embodied carbon compared to new construction.
- Existing building fabric retained and repaired wherever possible.
- Traditional materials such as lime plaster used to ensure compatibility with historic construction.
- New materials selected for durability, longevity and compatibility with the historic character of the building.
- The contemporary extension is clearly distinguishable while remaining visually sympathetic to the historic structure.

11.5 WASTE

Aim: To reduce construction waste and promote reuse of materials.

- Retention and repair of historic fabric significantly reduces demolition waste.
- Materials removed during construction will be assessed for reuse wherever possible.
- Contractors will manage construction waste responsibly, separating recyclable materials where practicable.
- Dedicated refuse and recycling storage areas are incorporated within the site.

11.6 POLLUTION

Aim: To minimise environmental pollution and disturbance.

- Improvements to the thermal envelope reduce operational energy demand and associated emissions.
- External lighting will be carefully designed to minimise light pollution.
- Construction practices will aim to minimise noise, dust and environmental disturbance.
- Surface water will be appropriately managed to prevent pollution of local drainage systems.

11.7 HEALTH AND WELL-BEING

Aim: To support healthy living environments for future occupants.

- Retention of existing window openings ensures good levels of natural daylight.
- Natural ventilation supported through

- traditional window operation where practical
- Improved insulation and draught proofing enhance thermal comfort.
- Private and communal garden areas provide access to outdoor space and views of landscaped surroundings.

11.8 ECOLOGY

Aim: To enhance biodiversity and reinforce the historic landscape setting.

- Native planting introduced within front and rear gardens and around parking areas.
- Existing vegetation retained where possible.
- Landscaping designed to reinforce the historic garden character of the site while supporting local biodiversity.

11.9 TRANSPORT

Aim: To support sustainable modes of transport.

- Secure cycle storage provided in accordance with local authority standards.
- The site benefits from proximity to local amenities and public transport connections.
- The reuse of an existing developed site reduces the need for new infrastructure.

11.10 INNOVATION

Aim: To demonstrate sustainable adaptation of historic buildings.

- The scheme illustrates how historic buildings can be upgraded for modern living through sensitive, conservation-led improvements.
- Traditional breathable construction methods are combined with modern energy efficiency measures.

11.11 LIFESPAN

Aim: To ensure the building remains functional and resilient for future generations.

- The proposals extend the life of the listed building through careful repair and adaptation.
- Durable materials and traditional construction techniques support long-term maintenance and resilience.
- The scheme ensures the building remains viable and occupied, securing its long-term conservation.