

Heritage Statement

Proposed Change of Use from Use Class C3 (Dwellinghouse) to Use Class C4 (House in Multiple Occupation)

Site Address:
41 Princes Street
Reading
RG1 4EG

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the change of use of 41 Princes Street, Reading, from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4).

The property lies within the Eldon Road Conservation Area. The purpose of this statement is to assess the significance of the heritage asset and demonstrate that the proposed development preserves the character and appearance of the conservation area in accordance with national and local planning policy.

2. Site Description

41 Princes Street is an existing two-storey Victorian terraced dwelling situated within a predominantly residential street characterised by traditional brick-built terraced properties dating from the late nineteenth century.

The building forms part of the established historic townscape that contributes positively to the significance of the Eldon Road Conservation Area through its scale, form, materials and relationship with neighbouring properties.

The property is not a listed building and there are no proposed alterations to the external appearance of the building.

3. Significance of the Heritage Asset

The significance of the property derives principally from:

- It's contribution to the continuous Victorian terrace.
- The survival of its original scale, form and proportions.
- It's traditional brick construction and historic architectural character.
- It's contribution to the wider streetscape of the Eldon Road Conservation Area.

The principal heritage significance therefore relates to the external appearance of the building and its contribution to the character and appearance of the conservation area rather than it's internal layout.

4. Proposed Development

Planning permission is sought solely for the change of use of the existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating up to three occupants.

The only alteration that is to be made to the front elevation is to replace the front door which is no longer fit for purpose and is a potential security risk. The replacement door will be to match the existing in style and colour. A external meter box will also be added to accommodate a gas connection, it will be low level and born in colour. It will also be discussed with appropriate landscaping.

Where/ if required, the front of the building will be maintain and repaired with materials to match existing, ie re pointing existing brickwork.

The overall existing appearance of the property will remain unchanged.

5. Heritage Impact Assessment

As the proposal does not involve any material alterations, there will be no change to the appearance of the building when viewed from the public realm.

The established rhythm, scale and architectural character of the terrace will therefore remain entirely unaffected.

The proposal preserves:

- The historic building form.
- The established building line.
- Existing architectural detailing.
- Existing materials.
- Existing roofscape.
- The contribution made by the property to the conservation area.

The proposed use remains wholly residential in character and therefore represents a continuation of the building's established residential function.

The change from occupation by a single household to occupation by up to three unrelated individuals does not alter the physical character of the building or its contribution to the significance of the conservation area.

Accordingly, the proposal results in no harm to the significance of the heritage asset.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Paragraphs 212-215 of the National Planning Policy Framework require local planning authorities to give great weight to the conservation of designated heritage assets.

As the proposal involves no significant external alterations, it causes no harm to the conservation area, it preserves both the character and appearance of the Eldon Road Conservation Area and accords with the objectives of national planning policy together with the relevant heritage policies of Reading Borough Council.

7. Conclusion

The proposed development comprises only the change of use of an existing dwellinghouse to a small House in Multiple Occupation.

No significant alterations are proposed to the external appearance of the building and there will be no impact upon the architectural character of the property or the wider streetscape.

The proposal preserves the significance, character and appearance of the Eldon Road Conservation Area and complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant policies of Reading Borough Council.

It is therefore concluded that there are no heritage reasons why planning permission should not be granted.