

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251408
Address:	1 Montrose Villas, Hinton Road, Reading, Berkshire, RG10		
Proposal:	Householder application for the proposed erection of single storey extension with roof lantern and the demolition of both existing garage and single storey rear.		
Heritage Asset:	Montrose Villas – non-designated heritage assets (NDHA) Village Centre Hurst: Area of Special Character – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it (several of which are listed buildings) and the character of the area. <i>Setting of Buildings of Traditional Character:</i> • St. Swithins • The Green Man PH		
Site Visit Made:	Yes – highway only		

Summary Of Recommendations

No objection subject to amendment and conditions

Comments On Proposal

Located with the *Village Centre, Hurst* Area of Special Character (AoSC), Montrose Villas are a pair of dwellinghouses dating from the late 19th century. Built of red brick with contrasting buff brick highlights, lozenge and stone detailing, including a central name plaque, and a dominate central chimney stack, the pair, whilst altered, are relatively well preserved. Specifically noted in the Historic Environment Top Paper on the AoSC in reference to their positive contribution to the character of the area, this, combined with their age, architectural and historic interest, Montrose Villas are identified as non-designated heritage assets (NDHAs).

Being located within the Area of Special Character, and within the setting of a number of other NDHAs and Buildings of Traditional Character, it is important that any proposed alterations are sympathetic not only to the host, but the wider context.

The application proposes a single storey side and rear extension, following the demolition of an existing single storey extension and garage. The extant extension and garage are relatively modern and of limited interest and thus no concerns are raised to the loss. The attached neighbour – no. 2 – has been extended to the side with a two storey element. In terms of detailing and form, this addition successfully replicates the original Victorian appearance, and should be used as a benchmark for no.1 in terms of the materials, architectural detailing and finish. Whilst the impact of appearance isn't restricted to the public realm, given the single storey nature and side location, the impact upon the AoSC, as viewed from the public realm, would be limited. This, however, is dependant on the nature of the precise finish and detailing. The proposed addition does extend a considerable amount from the host, resulting in an unbalanced plan proportion, and should ideally not extend beyond the neighbour's rear building line.

Unfortunately, the submitted drawings do not contain the required level of information, and therefore amendment is requested prior to acceptability, these include:

- Shown brick detailing, i.e. the use of contrasting buff bricks around the new front door and side windows. The buff bricks should seek to perfectly replicate the host.
- Annotated materials, i.e. red bricks to match, buff bricks to match, mortar mix and jointing to match, slate to match, timber brackets, fascia etc. to match.
- The proposed front door should be of a timber four-panel design – as would have been original to the house. The proposed six-panel is an earlier 'Georgian' type and not appropriate for the age of the house.
- The side fenestration should be amended to be of traditional form and proportion, relating to the host, i.e. white painted sliding sashes. The side fenestration should also have the buff brick surround detailing.

Provided these amendments are forthcoming and the details acceptable, no objection is raised to the application from a heritage perspective.

Conditions

Matching materials and finishes

Date:	17/08/2025	Signed:	Roderick McDonald Built Heritage Officer
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