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HERITAGE STATEMENT

Relating to

A PROPOSED FIRST FLOOR EXTENSION

At

THE FORGE, BASINGSTOKE ROAD, THREE MILE CROSS, READING RG7 1AT

Date: 24th November 2025
Ref: TCG 7012 - *heritage statement*

INTRODUCTION

This statement accompanies a planning application submitted to Wokingham Borough Council seeking consent to undertake a first floor extension at The Forge, Basingstoke Road, Three Mile Cross, Reading RG7 1AT.

HERITAGE ASSET

The requirement for a Heritage Statement arises because the application site area is located within an Area of Special Character. An area which collectively serves to contribute to the local character of the area, and in this instance relates to a group of properties primarily on the east side of Basingstoke Road and north side of Church Lane. The corresponding summary confirms the interest arises from the linear pattern of street-facing properties, 5 of which are listed buildings, and supplemented by 5 further buildings which are undesignated in terms of listing but identified as contributing positively to the heritage appearance.

THE EXISTING SITE

Whilst it is acknowledged that the application site is within the Area of Special Character, The Forge is not a street-facing property. Therefore, it isn't considered to represent a heritage asset given its relatively young age, nor does it provide a meaningful contribution to the heritage character of the area.

THE PROPOSAL

The proposal is to construct a first floor extension. The effect of this in terms of the external appearance of the building is to raise the roof structure of the building by 1.5m, maintaining a similar roof shape in terms of arrangement and pitch, supplemented by 2 dormer windows on the eastern roofslope.

ASSESSMENT

The proposed alteration works are considered to be entirely respectful of and compatible with the Area of Special Character status. Notwithstanding the increase in roof height proposed, the new first floor is positioned partly within the roof in order to minimise the necessary increase in height to achieve a first floor level, thereby keeping the building as compact as possible. The scheme raises the ridge height from 4.5m to 6m, still a modest ridge height for a 2-storey building, and a height which sits comfortably and appropriately within the context of immediately adjacent subservient buildings located behind the main street-facing frontage buildings. The proposal remains suitably subservient to not adversely affect the character of the area, and remains well screened from view by the adjacent boundary hedge. In addition, the subject building is not in view of any of the listed or character buildings identified.

CONCLUSION

The location of the application site within the Area of Special Character is duly noted. However, due to the combination of the discrete location of the subject building in relation to the main areas of interest and the modest increase in building size that the proposals represent, the scheme is considered to be respectful of and entirely compatible with the Area of Special Character location.

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