

201857 – 3 Prospect Street RG4 8JB

21 Jul – 2021 Amendments Comments

CADRA would like to comment on the amended drawings submitted for this application.

We would refer also to our previous comments on the original drawings relating to the history and context of this building which remain valid.

CADRA very much welcome the withdrawal of the proposal to add an extra storey to this Prospect Street building and to repurpose the building as it is.

A previous concern remains in that this application is linked in an unacknowledged way to the adjoining application 201680 in North Street. The rear offices proposed are accessed through the North Street (201680) site. There are benefits for Prospect Street in servicing more of the proposed uses for 3 Prospect Street from the rear through the North Street (201680) site owned by the applicant. In this context the proposed ground floor rear office appears overdevelopment and the servicing arrangements to 3 Prospect St would benefit from amendment.

10 Feb 2021 – Original Comments

Although this application and **201680 - 1A North Street** have been submitted separately, they abut and are evidently closely related. Taken together, the site becomes overdeveloped. Therefore, we have made the same following comments about 1A North Street.

THE STREET SCENE

The attached photo ca 1887 shows 3 Prospect Street as a residential dwelling adjacent to the single storey element (since demolished) of the home built for the Baptist Minister. While the ground floor has seen substantial alteration, the first-floor frontage appears largely unchanged from when the property was first constructed.



As stated in the Pre-Application report:

The site is located along the historic route North connecting Surley Row to the Town Centre via Caversham bridge. With a large number of building dating back to pre-1880, with the subject building (no.3) being built between 1880 and 1900. Within the vicinity of the site (between North Street and South Street) there are the following buildings (left to right). A three-storey corner building, a two-storey building (application site), a two-storey with full width front roof dormer window, a three-storey building, the Caversham Baptist church hall (significantly taller at its ridge height than all other buildings in the street). Further along Prospect Street, are three storey, or two and a half storey building (front projecting gables sitting flush with front elevations).

The proposal is for the addition of a full third storey with front projecting gable end dormer style windows. The upward extension would wholly remove the existing roof and create an overly high built form compared to what is existing. The building is not comparable to both the building which bookend the row of buildings it is attached to, which are both notably, and appropriately higher. The development would be too high in relation to its location between these two buildings. The architectural detailing, by way of replicating a design element further along the street that is not prevalent in the immediate vicinity, or respectful of the design of the original building, and would make the building overly top heavy and contrived.

Prospect Street includes a variety of 2 and 3 storey buildings which add variety in the street. The current 2 storey 19C building is well proportioned with three windows above a shopfront with separate side entrance. In our view this building, originally a well-proportioned home, should remain 2 storey and not be extended upwards, to maintain variety in the street scene.

LIVING CONDITIONS

The first and second floor plans show bedrooms lit and ventilated by windows on to the busy Prospect Street which suffers from traffic noise and poor air quality.

CONTEXT

Although this application and 201680 1A North Street have been submitted separately, they abut and are evidently closely related. Taken together, the site becomes overdeveloped.

ACCESS AND SERVICING

Access to the proposed rear office is through the site of 201680 and the bins and other servicing for the proposed cafe restaurant would also need to go in and out through the separate rear flats site.

Servicing for the proposed estate agent and the two upper floor flats appear to be from Prospect St only. Bin storage on the narrow pavement would be unacceptable.

PARKING

Parking is provided for the 1 bed flats on North Street but not for the two 3 bed flats on Prospect Street. This appears unsatisfactory and likely to add to the existing parking pressures on North Street.

IN CONCLUSION

We would urge that this application be considered with 201680, should be refused, and that opportunity taken to enhance the historic property shown on the photograph.

On behalf of Caversham and District Residents Association

4 February 2021