

10 ALEXANDRA ROAD / READING / RG1 5PD



Design Document

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COLONYARCHITECTS.COM

A collaborative of architects
and designers with an agenda.
The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ
+44 (0)118 380 0328
design@colonyarchitects.com



General Information



REGIONAL LOCATION

The site is about 1 km south-east of Reading’s main shopping centre. It is located between London Road and the Reading University Whiteknights Campus, within Redlands Ward.

TOPOGRAPHY

The land surrounding the site rises gently southward from the River Kennet. There is therefore a slight upward gradient along Alexandra Road, almost imperceptible at the northern end, becoming an obvious incline at the southern end beyond the Addington Road junction.

HISTORY

The Alexandra Road area was part of the post-railway late 19th century expansion of the town during which period large numbers of houses were built. The Alexandra Road area was designed to be more spacious and leafy than the artisans’ terraces which lie further east.



AERIAL VIEW

The area is notable for its cohesive late 19th century architectural character and contains detached and semidetached houses. Two storeys is the norm but some houses rise to three storeys with many having attics and a small number also have basements.

Houses are set back from the pavement behind moderate front gardens to a uniform building line treated with half height walls, railings or hedges. All properties have back gardens.

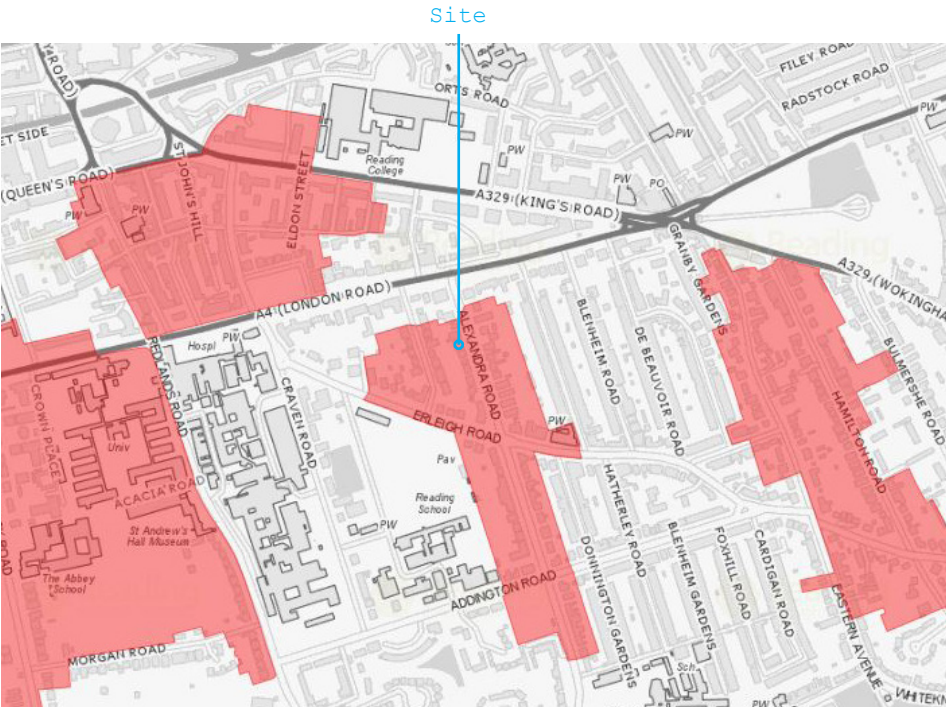


SITE LOCATION PLAN

The red line illustrates the site boundary. The Site is a detached two and a half storey house which is located to the north of Alexandra Road.

The ground floor comprised 4 reception rooms, a utility, WC, kitchen and shower room, as well as a covered veranda to the rear. A 30m² cellar can be accessed from the ground floor. The first floor contains 4 bedrooms, a kitchen and separate bathroom and WC. The attic has been converted to provide 3 further bedrooms.

General Information



Conservation Area (Policies EN1 & EN3)

Conservation Area: YES

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

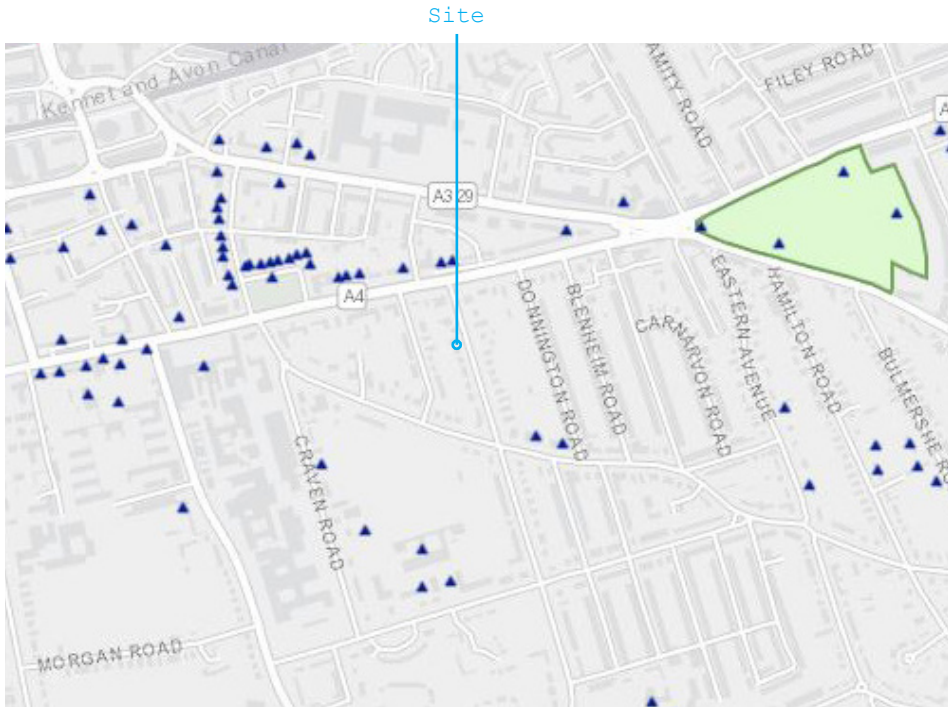
Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.

Additional factors to consider for planning:

- Protect and where possible enhance the significance of heritage assets
- Any loss of a heritage asset requires convincing justification
- Proposal should be justified by a Heritage Statement

EN3: ENHANCEMENT OF CONSERVATION AREAS

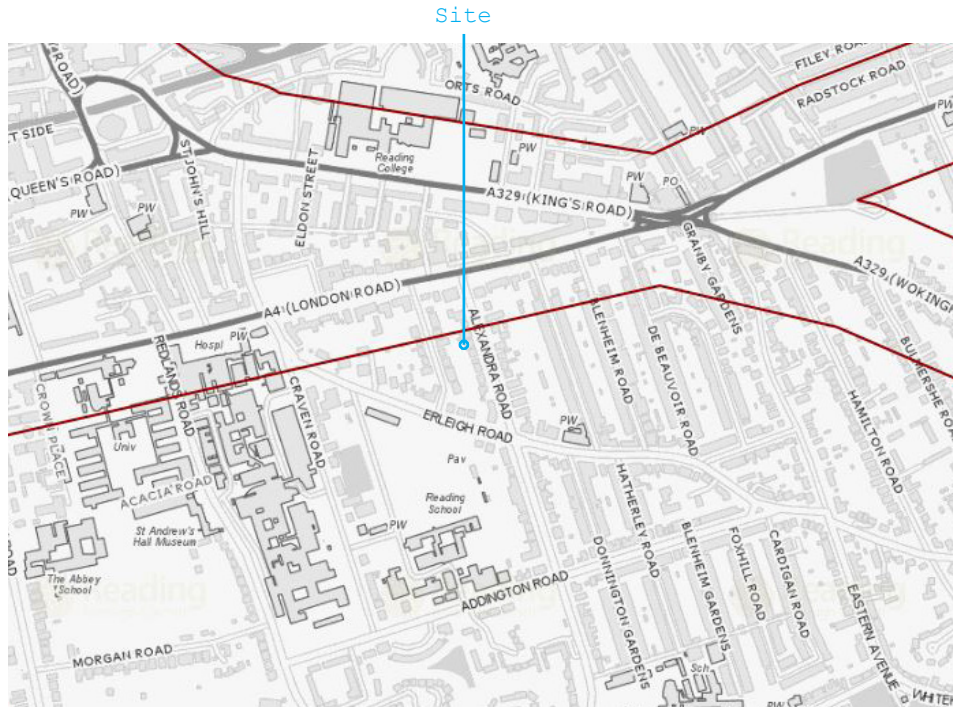
The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.



Listed Buildings

Listed Building: NO

There are two listed buildings in the Alexandra Road Conservation Area, St Luke's Church and St Luke's Church Hall, both grade II. Work began on St Luke's Church in 1882 to a design by Piers St Aubyn of London. The entire building is in red brick, crowned by a 'sanctus' bell turret. The adjacent church hall was built in 1910.



Air Quality Management Area (Policy EN15)

Air Quality Management Area: YES

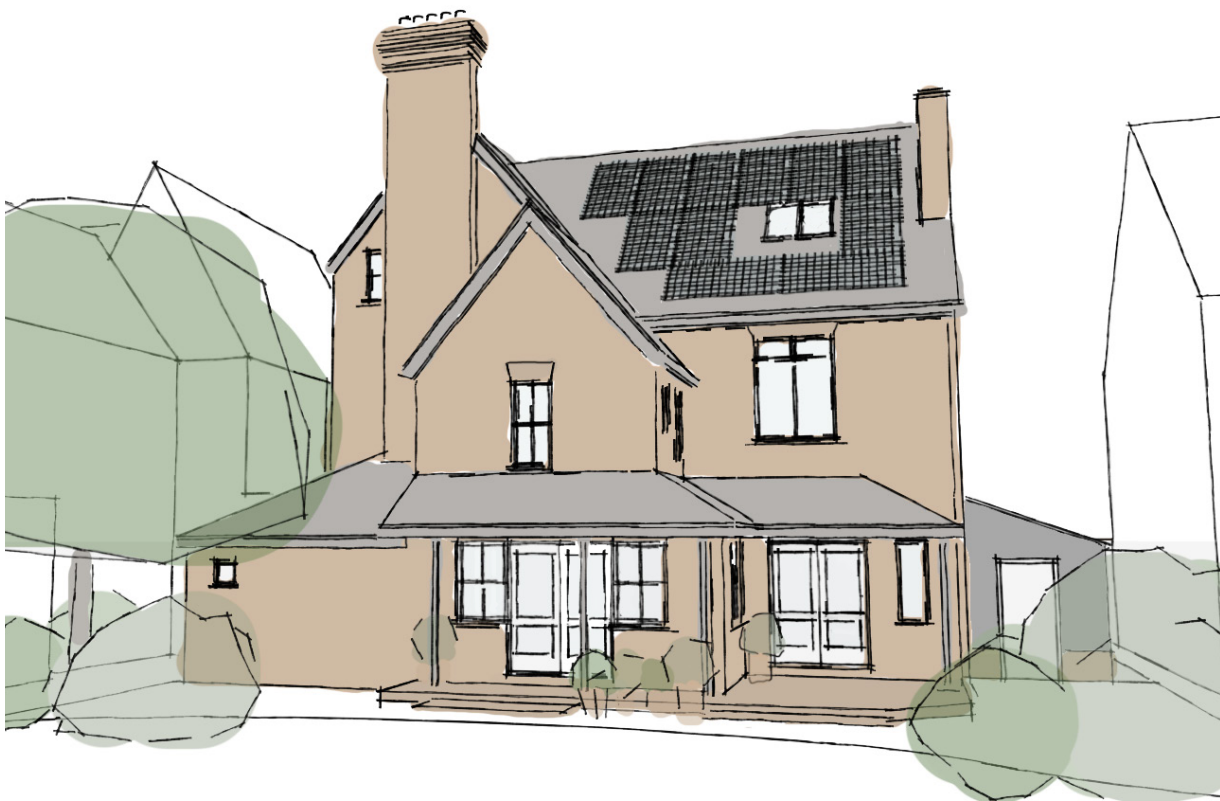
EN15: AIR QUALITY

Development should have regard to the need to improve air quality and reduce the effects of poor air quality. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated.

Additional Factors to consider for planning:

- Do not worsen air quality
- Demonstrate that a local worsening in air quality would be offset by an overall improvement in air quality
- Detrimental effects on air quality will be mitigated and measures to do so should be detailed in any planning application

Executive summary



Executive Summary

- Application for amendments to an existing dwelling in a conservation area. Amendments include changes to side and rear fenestration, addition of roof lights, solar panels and heat pump to rear and internal layout changes.
- The proposal has been carefully designed to reflect the characteristics of the existing house and surrounding area.
- The site is located within the Alexandra Road Conservation Area but as the following Article 4 Direction states, changes to the property that cannot be seen from a public highway are still classed permitted development

Alexandra Road Conservation Area Article 4 Direction:

"In the proposed Alexandra Road Conservation Area there is an unusually high survival of original detailing in many of the unlisted family houses such as the finely detailed timber windows, porches, timber doors, patterned brickwork and slate roofs, which all make a significant contribution to the individual character of buildings in the area. It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the proposed Alexandra Road Conservation Area. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out certain alterations.

The kinds of work which it is proposed to control include:

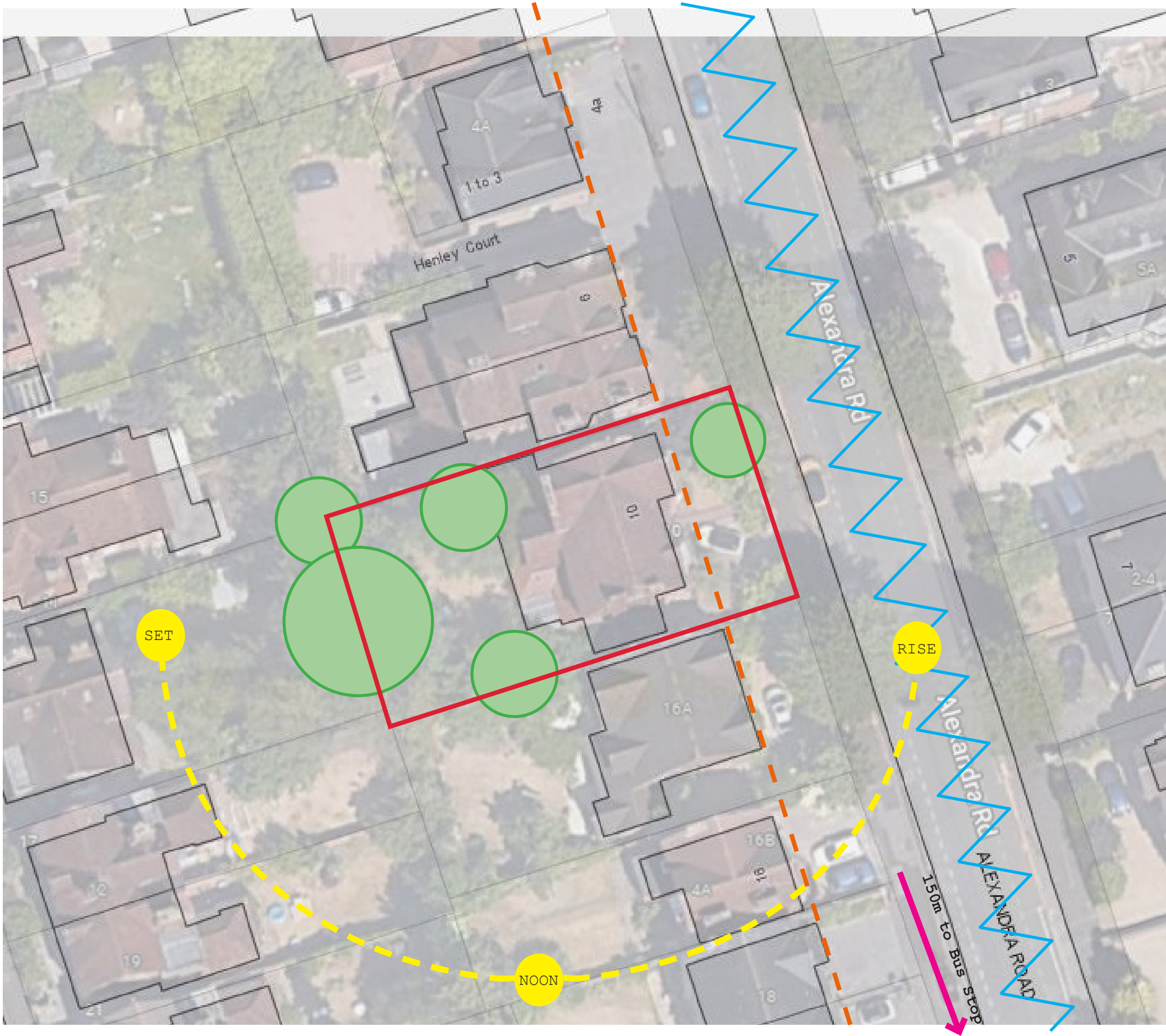
- *The installation of new windows and doors to the principle elevations;*
- *Alterations to the roof, including changing the roof materials and installing rooflights;*
- *Building a porch;*
- *The erection of shed and other outbuildings;*
- *creating an access onto the road;*
- *Building a hard standing;*
- *The erection or alteration of gates, fences or walls;*
- *painting the exterior of a building.*

The buildings which are proposed for this additional form of control are:

- *All of the family housed in the proposed Alexandra Road Conservation Area*

It is proposed that the restrictions will only relate to the development visible from a public highway (this includes a footpath). It will not affect commercial or educational buildings. or residential property which is in use as flats (i.e. in "multiple occupation"), which are already controlled more rigorously as they have far fewer permitted development rights than family houses."

Opportunities & Constraints



- KEY
- Site Boundary
 - Building line
 - Sun path
 - Possible noise from road
 - Trees
 - Surrounding context

Site Photos

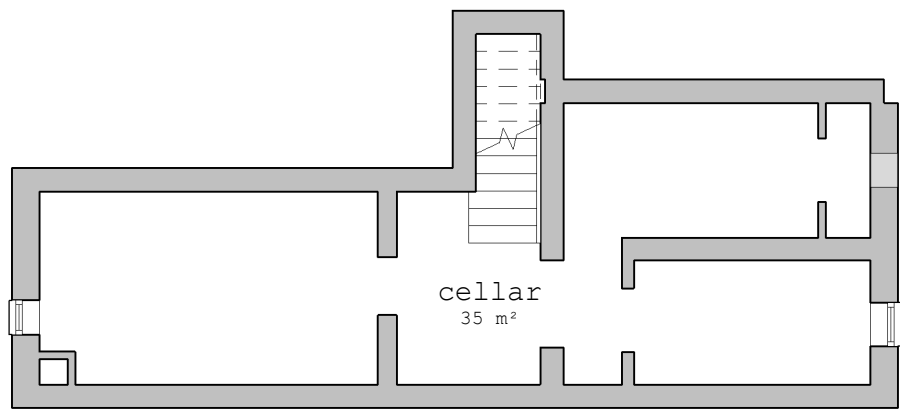


Front of House

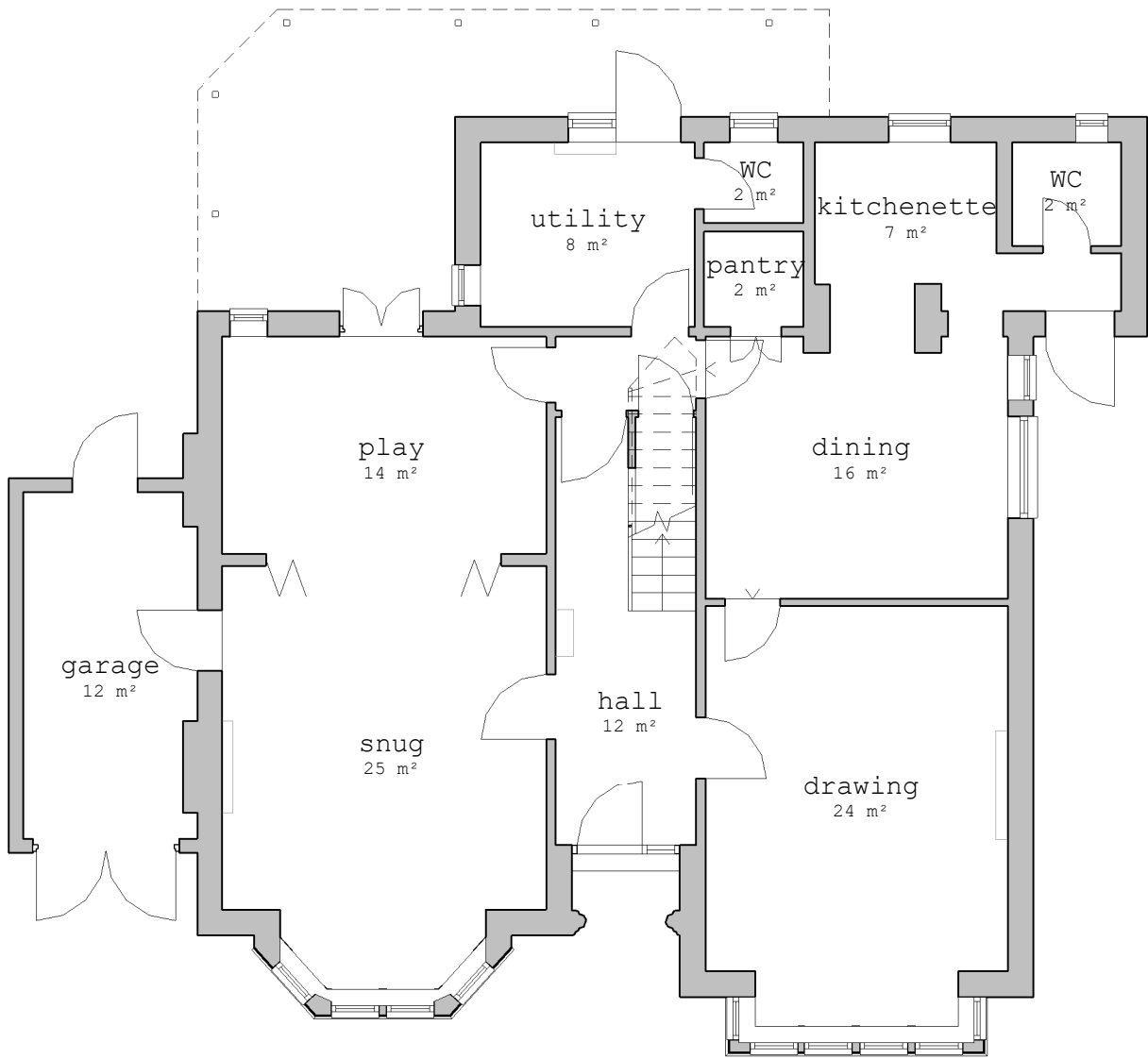


Rear of House

Existing Cellar & Ground Floor Plans

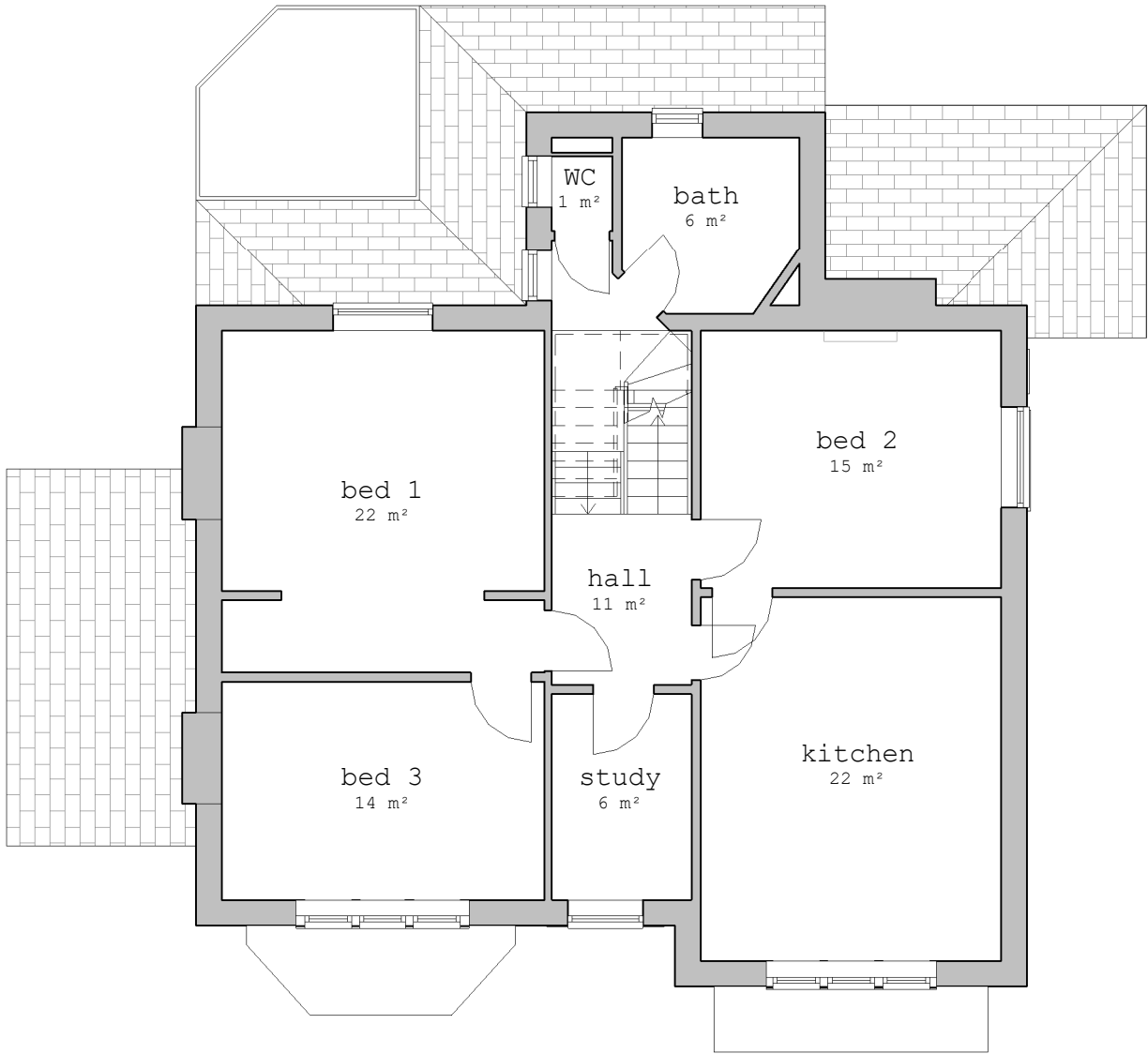


CELLAR FLOOR PLAN

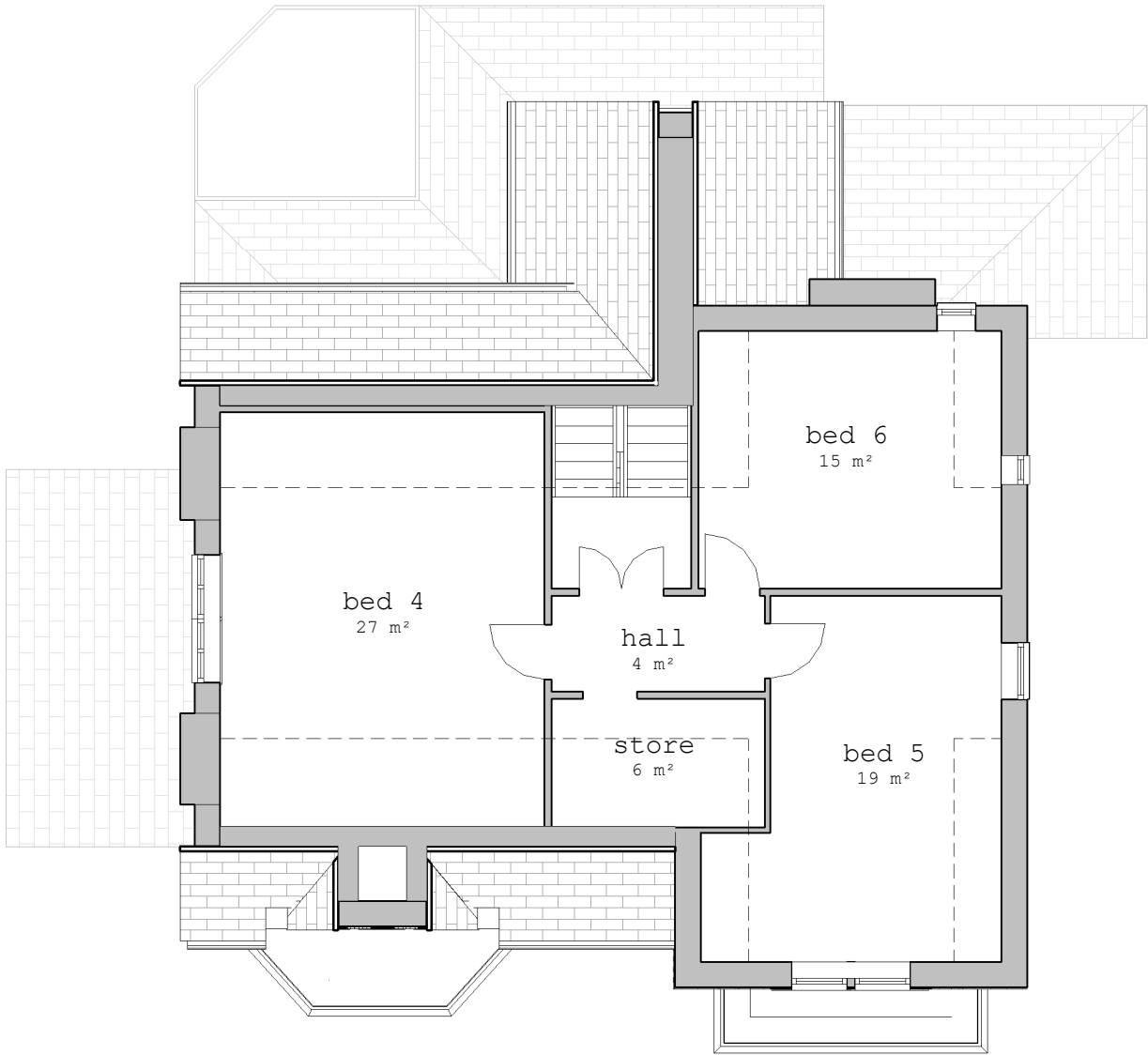


GROUND FLOOR PLAN

Existing First & Second Floor Plans



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Existing Front and Side 1 Elevations



FRONT ELEVATION



WEST SIDE ELEVATION

Existing Rear and Side 2 Elevations

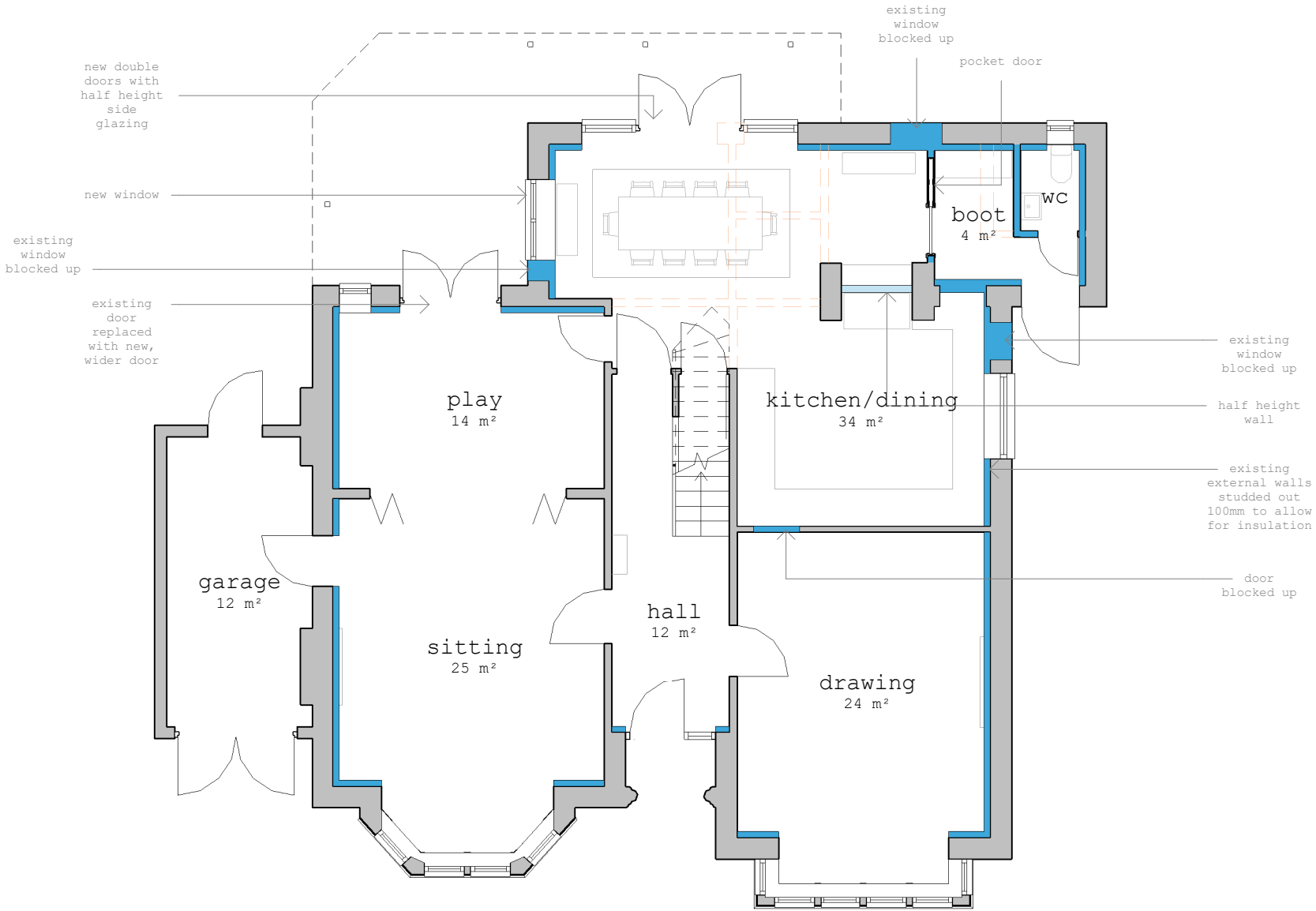
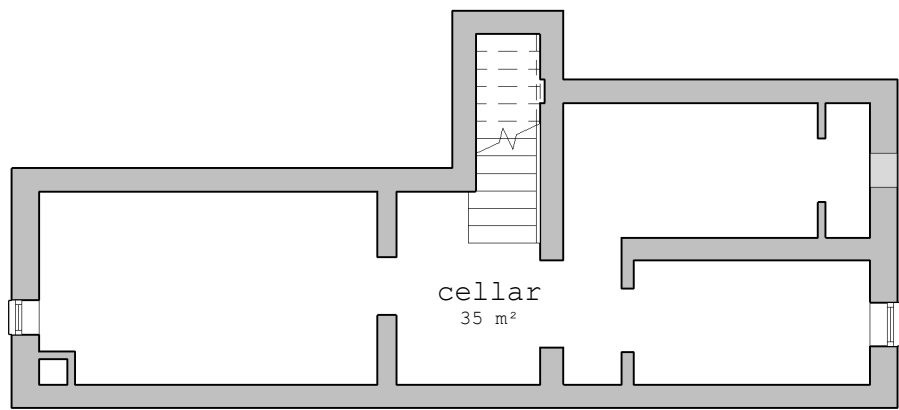


REAR ELEVATION



EAST SIDE ELEVATION

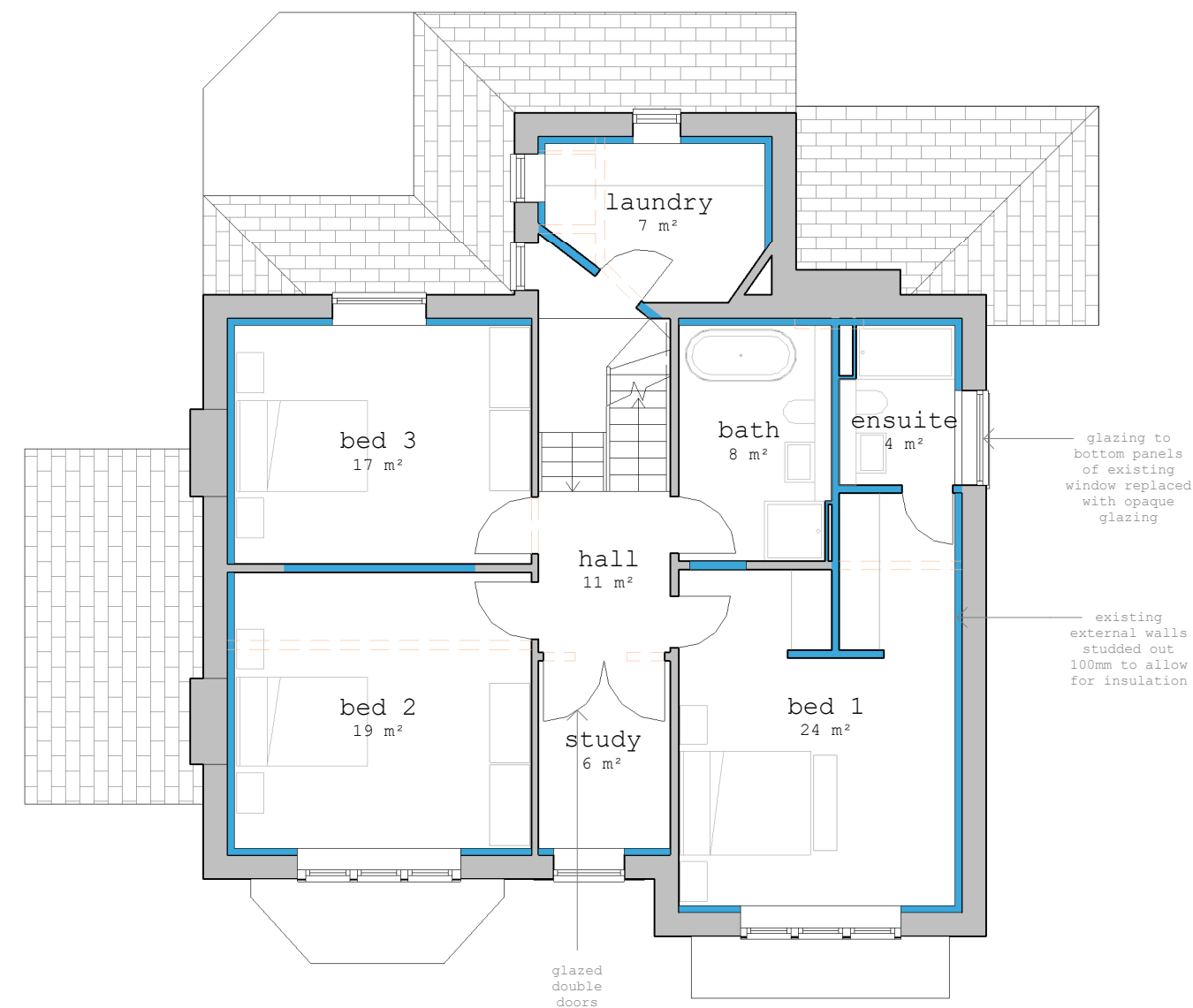
Proposed Cellar & Ground Floor Plans



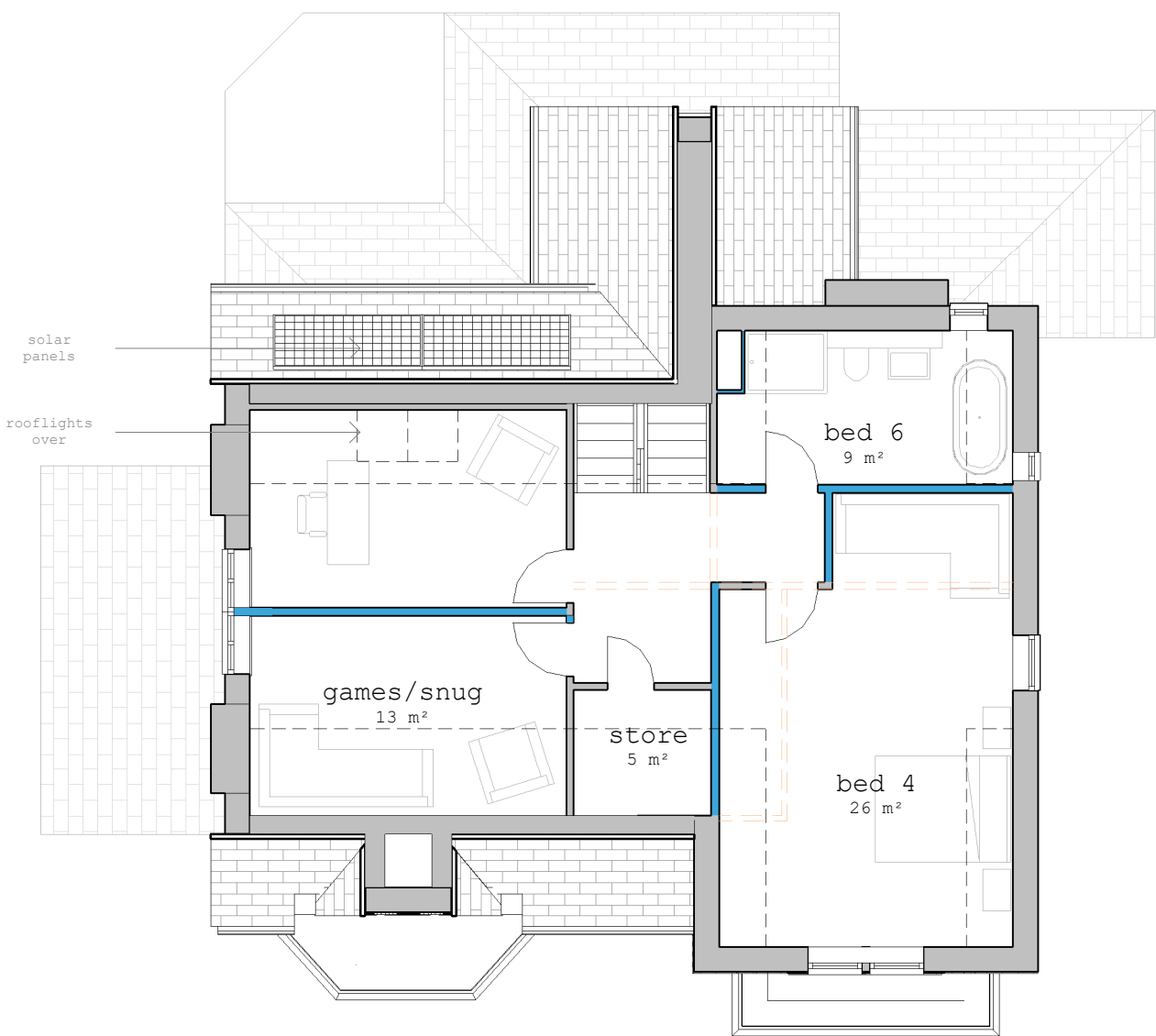
CELLAR FLOOR PLAN

GROUND FLOOR PLAN

Proposed First & Second Floor Plans



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Proposed Front and Side 1 Elevations



FRONT ELEVATION

WEST SIDE ELEVATION

Proposed Rear and Side 2 Elevations



REAR ELEVATION



EAST SIDE ELEVATION

External View

