



HERITAGE STATEMENT

9 Hamilton Rd, Reading, RG1 5RA

The purpose of this report is to accompany a planning application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 9 Hamilton Rd, Reading, RG1 5RA

Local Authority: Reading Borough Council

Conservation Area: South Park

Listing Status: Not Listed List entry no. N/A

Building Use: Residential

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

Project Overview:

Rear loft extension to an existing terrace house including new rear dormers and additional roof lights to the rear elevation. New roof lights to the front elevation.



Photo 1 – View of the front of the property

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Photo 2 and 3 – View from the rear garden



Photo 4 and 5 – Photos from Wokingham Rd

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Removal of the existing rooflight to the front elevation. 3no. new rooflights.
- No other changes to the front elevation.
- There are no changes to the boundary treatment, front or rear.
- Removal of the existing rear chimney.
- 2no. additional dormers to the rear elevation with materials to match existing.
- New Velux windows to the rear.

Setting Overview:

Hamilton Rd is a residential street in a mid-late Victorian suburb of Reading, east of the centre. The property sits set back from the pavement at the northern end of the road where the properties are built in a greater density than to the south. It is a mid terrace, part of a row of traditional two storey terraced housing with brick walls with typical Victorian detailing, projecting bay windows and slate roofs with traditional eaves. Along Hamilton Rd there are a mixture of architectural ages and styles with the properties becoming larger and more detached in nature, within larger plots as you travel south away from the cemetery and former tram line. There are also a number of modern flat developments interspersed between more traditional buildings.

As is typical of the majority of the traditional houses in the immediate area, the rear elevations vary hugely and have undergone much alteration and extension over time. The rear of the properties are clearly visible from the Wokingham Road to the north of the site where the Reading Old Cemetery is located however visually turn their back on it rather than being a dual dominant elevation. The Grade II Listed cemetery pre dates the houses and was established in 1842.

Prior to being used for housing the land including that of the cemetery was farmland.

Setting: Urban Area



Map taken from Historic England Listing Database. Property shown with a red dot.

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Impacted Heritage Assets:

The building sits within the South Park Conservation Area.

The building is not Listed.

The building is not within the context of a Listed Building.

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological:

There are no below ground works proposed so this has not been evaluated as part of this report.

Historic:

The residential area grew up to meet demand as the population of Reading expanded rapidly between 1850 and 1900 due to its prosperity as a manufacturing town. This particular residential area was developed as a middle class area and the property in question was one of the later additions to the street being built between 1883 and 1900.

Wokingham Rd just behind the rear garden of the property was the original route for the Reading Tramway. This ran from 1901 to 1939 and was run by Reading Corporation Tramways before being replaced by trolley buses. The higher density of housing in this location of Hamilton Rd was likely due to the close proximity to tramway and the cemetery making it less attractive to purchasers of the larger properties.

The property has no known connection with any famous persons.

Architectural or Artistic:

The local area has a Victorian and Edwardian feel to it with traditional detailing and materiality to the front elevations which contribute to the historic character of the Conservation Area. Although this end of the road is of a lesser heritage significance the property is still an active part of that streetscene and makes a positive contribution.

The rear of the properties are visible from the public domain of the Conservation Area from the Wokingham Rd but have all been altered greatly over time, including the roof massing, with no single property in the row being similar to another in anything other than materiality. The buildings architecturally turn their back on both the cemetery and the old tramway.

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Historic Mapping – For reference dating only, not for reproduction

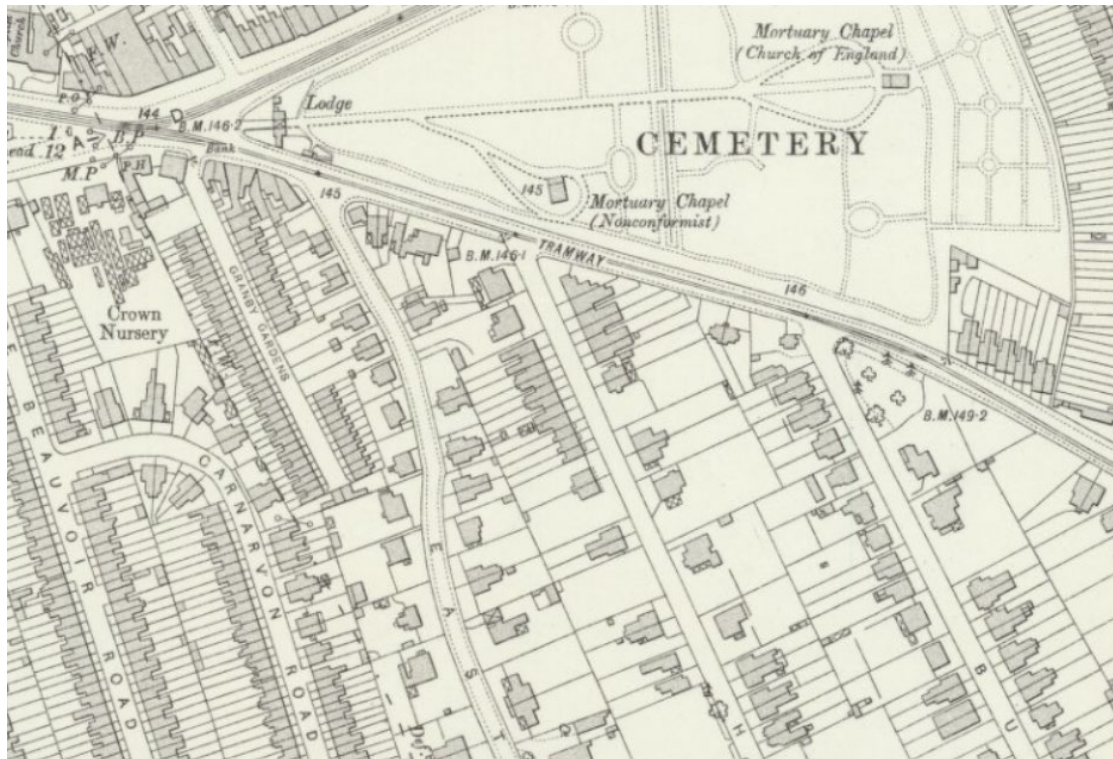


Extract from Berkshire Sheet XXXVII 1883



Extract from Berkshire Sheet XXXVII.NE 1900

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Extract from Berkshire XXXVII.4 1912



Extract from Berkshire XXXVII.4 1934

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

There is minimal impact upon the street elevation with only a small number of additional rooflights, a feature commonly found already within the Conservation Area without detriment.

The rear elevation is very visible within the Conservation Area due to the views from Wokingham Rd however the rear of the properties varies significantly with the property in question being largely obstructed by its neighbour. The proposed materiality and massing means that the overall impact will be minimal and there is no harm or loss to the significance of the heritage asset.

Internally:

The building is not Listed either locally or nationally so the impact internally has not been reviewed. The proposals however help to maximise the best economic use of the property for the occupants.

Scale and Massing:

The massing on the streetscene of Hamilton Rd will be unaffected by the proposals and the new rooflights will be no different to similar carried out successfully on adjacent properties.

The rear massing of no.9 is smaller than many of the adjoining ones in the same row of terraces. Although the proposals seek to enlarge the bulk of the rear of the roof in order to provide usable space internally they still remain substantially smaller and subservient than those of the surrounding properties along the same row.

The proposals use a traditional materiality in order to ensure that the alterations do not disproportionately impact upon the properties from a visual perspective.

Archeaology:

There are no below ground works proposed so this has not been evaluated as part of this report.

Use:

There is no proposed change of use to the property nor an intensification of use. The proposals allow the occupants to maximise the use of the property to meet their needs.

Relevant Policy:

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced in 2018, 2019 and 2021. It replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset, in this case the surrounding Conservation Areas.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

The proposals have a very minor impact upon the front elevation with no increase in bulk or massing. They introduce rooflights which are commonplace along the street and do not result a loss of heritage features.

The rear elevation will increase in bulk and massing however the properties along this terrace have been substantially altered over time with no single property being the same as the other. The proposed traditional materials and the location of the extensions will mean that the adjustments will have no greater an impact than any other previously carried out along this terrace, remaining subservient to adjoining properties.

It is believed that the proposals do not materially harm the value of place and are in accordance with local and national planning policy.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC
Date of Site Visit: 14/11/22 Weather conditions at time of visit: Wet, foggy

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x
National Planning Policy Framework x
Planning Practice Guidance: Conserving and enhancing the historic environment x
Relevant Local Plans x
Conservation Area Character Appraisal x
Local Authority Landscape Character Assessment n/a
The Local List of Buildings and Monuments x
Local Records Office Other (please state):