



Heritage Statement – 81 Hamilton Road

Client	:	Grace Developers Ltd
Site	:	81 Hamilton Road Reading RG1 5RB
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1.0 Introduction

This Heritage Statement has been prepared to support a planning application for the Development of 81 Hamilton Road and is to be read in conjunction with the accompanying drawings and documents.

2.0 Assessment

2.1 Project Proposals

The renovation and extension of 81 Hamilton Road and the Coach House to provide the following:

Main Property - 1No Three bedroomed flat, 3No Two bedroomed flats, 1No One bedroom flat
Coach House (Garage) - 1No One bedroomed cottage
Off street parking
Cycle racks
Communal bin store and recycling area
Hard and soft landscaping

2.2 Site Location

Site Location Plan



Site Plan



2.3 Site History

The property is currently in use as an 8 person HMO (as stated in the statement submitted with the pre-application).

2.4 Site Description

The application site is a Victorian detached two storey villa in the South Park Conservation Area. It is set within a large plot with an existing garden wrapping round the property and a driveway on the southern side leading to a two storey building (former coach house). It has a garden to the front enclosed with low railing and a pedestrian gate. The driveway is enclosed with double wooden gates. To the rear are a number of single storey extensions across the full width of the house. The local area is characterised by a range of large detached and semi-detached properties.

81 Hamilton Road was originally built around 1880 and was originally an example of a two storey red brick detached villa with grey brickwork corner quoins details and with a gabled roof, bracketed eaves, and a timber fascia and soffit.

The existing timber windows that have been retained are offset three light sash windows with vertical glazing bars and stone sills. The existing window openings have flat segmental brickwork arches in a contrasting grey brick with decorative contrasting brickwork reveals, matching the quoin details.

The rear elevation has a small central closet wing to the ground and lower first floor with a pitched roof.

The original timber front door has been retained with stained glass panels and a glazed fan light and set back to create an external lobby.

While certain original elements of the building have been retained there have been numerous unsympathetic modifications and extensions.

Description of lost details and modern changes

The central first floor window has been replaced with a top hung upvc casement window with an extract vent duct through the window reveal brickwork.

An original metal verandah with fret-cut facia and wrought iron posts has been adapted to accommodate the later addition of a square three window projecting bay with side windows.

The bay brickwork does not match the existing front elevation having different brick colours and no quoin details around the triple frames. It has a pitched roof covered with grey concrete roof tiles. The windows are timber sash with curved segmental arches with a rubbed bullnose detail. The brickwork window reveals and central mullions have a rubbed bullnose detail. Both of these details do not match the existing window and reveal details.

The gabled roof originally of slate is now covered in grey concrete tiles with half round concrete ridge tiles.

Double glazed timber doors have been added at a later date to the front building line.

The rear elevation has been extended several times with ad-hoc extensions and the small central closet wing now has a concrete tiled pitched roof. A chimney has been added at some time with an extended boiler flue rising above the main eaves level. There are brick built ground floor extensions to the right hand side and centrally with flat felt covered roofs, upvc rainwater goods and upvc casement windows. These extensions have been linked unsympathetically with a lean-to infill extension housing a boiler room and rear upvc door to the garden. A further half brick and glazed extension with polycarbonate / acrylic roofing panels has been built on to the central extension.

Soil-pipes and rainwater goods have been added in an ad-hoc basis to suit the internal layouts.

The southwest side elevation has had a small upvc casement window with an opening fan light added to the rear with no brickwork arch or header detail. A rear extension abuts the original line of the existing building with the brickwork partially needled in to maintain the visual corner brickwork quoin detail vertically. There are also new penetrations through the existing brickwork for soil pipes.

The northeast side elevation has had a lean-to extension added

To the rear of the site is a part two storey coach house which is brick built with a slate roof which is in a complete state of disrepair.



Front Elevation



Front Elevation



Side Elevation



Side Elevation



Street View



Coach House



Coach House Storage Shed

3.0 Heritage Considerations

Plan Layout - Main House

The original footprint and external walls will be retained as existing with new extensions to the ground and first floor which will replace the existing non-original additions.

Plan Layout - Coach House

The original footprint and external walls will be retained as existing with new extensions to the ground and first floor which will replace the existing non-original additions.

Heritage Considerations

It will be important to retain as much of the original fabric of the existing buildings as possible which will be repaired and restored.

The new buildings would be constructed with appropriate good quality natural materials and finishes and would be embellished to enhance and support the vernacular style of the area.

The materials used will be carefully considered and the property will be brick built with 'heritage' bricks selected to match the existing and embellished with appropriate details to the main elevations and to specific architectural details such as the window head and reveal details. The existing wrought iron veranda will be retained and repaired

The 'Coach House' will also be designed to reflect the scale and proportions of the existing building with the materials carefully considered as the main house. The first floor accommodation will be within the roof eaves to again reflect the 'Coach House' style.

Roof - Main House

The existing roof has been repaired and the original roof coverings have been replaced with heavy concrete roof tiles. The existing roof structure will be retained and the ridge raised to allow for adequate head height. This will create a small central section of crown roof. New dormers and conservation style roof lights will also be incorporated. The new dormers will be of timber construction with a leaded roof covering with natural slate roof tile clad side cheeks

Roof – Coach House

The existing roof has fallen into state of disrepair and is showing signs of structural weakness with a sunken ridge while the original roof tiles remain.

Heritage Considerations

The roof to the main house will be covered with natural slate tiles to reinstate what would have been the original when built. The roof structure to the coach house will be replaced and will re-use the existing natural slate tiles with reclaimed tiles as required to match the existing.

All rooflights will be conservation style and be of an appropriate proportion while new dormers will be designed in accordance with typical guidelines for dormer roofs within Conservation Areas.

Windows and external doors - Main House

The existing modern windows will be removed and replaced with traditional timber framed sash windows and casement doors. Traditional timber framed lantern lights will be incorporated to the side elevations to bring natural light into the heart of the building and reduce the number of windows to protect the amenity of the neighbouring properties.

Windows and external doors - Coach House

The existing windows will be removed and replaced with traditional timber framed sash windows.

Heritage Considerations

Care will be taken so that the new segmental arches and stone sills will match the existing details. The detailing of the new timber framed sash windows will match the adjacent sash windows in terms of the glazing bar details, sash frame sizes and glazing beads. The new casement doors will also be considered in terms of the stile, base, top rail and glazing beads sizes and profiles.

General Heritage Considerations

As a result of all the unsympathetic extensions and additions the intrinsic architectural value of the existing buildings has been lost. The proposal to extend and refurbishment the existing properties will work with new extensions which will be of an appropriate size and scale sub-ordinate to the original properties.