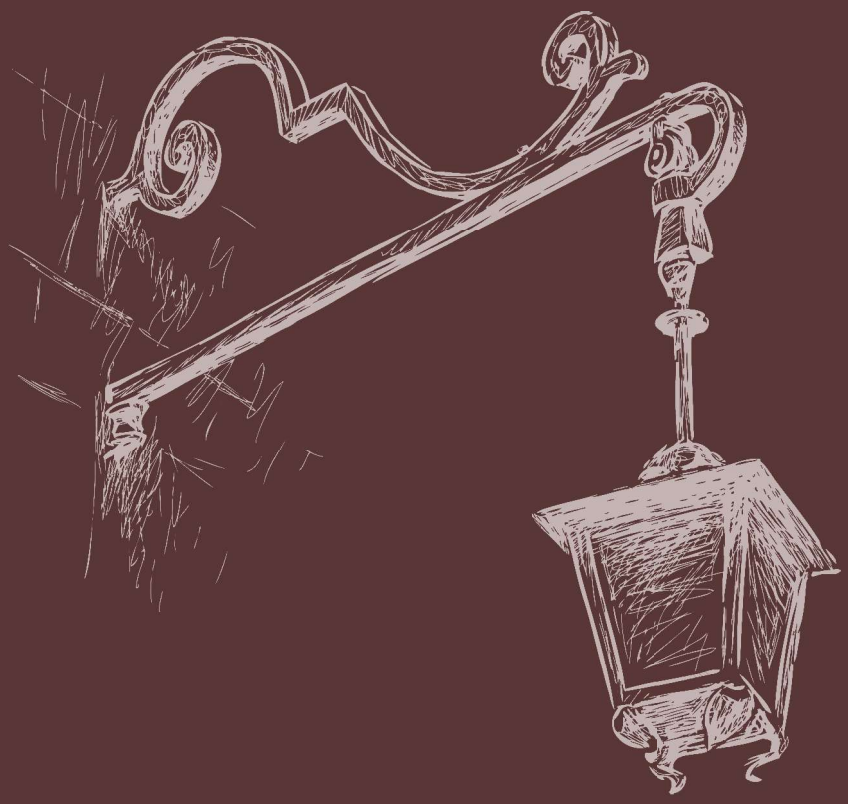
85 Hamilton Road, Reading

DESIGN & ACCESS AND HERITAGE STATEMENT

HOUSEHOLDER APPLICATION



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1. Introduction

1.1 Introduction

This Householder Application Design Statement has been produced by JETArch Design on behalf of the clients to 85 Hamilton Road. It forms part of a comprehensive package of information submitted for a Householder Application for 85 Hamilton Road, Reading.

This document has been prepared to illustrate the design principles and concept that underpin the application proposal. Our vision is to create an attractive and high-quality extension to the existing dwelling that focuses on staying sympathetic to the context and conservation area.

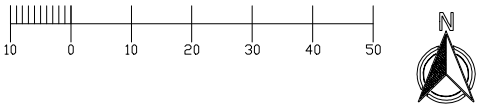
The proposal seeks approval for a 3 storey plus basement extension to the rear of the property and a replacement garage to the side elevation. There is space for two parking spaces plus the garage on plot and the owners have an allowance of on street parking.

This application includes a detailed set of plans including a Site Location Plan, Existing and Proposed Plans and Elevations and Existing and Proposed Block Plans.

1.2 Site Location and Application Description

The Property is located in on Hamilton Road in the South Park Conservation area. The Conservation area is made up of mid to late Victorian and Edwardian properties and was designated in 1988. 58 Hamilton Road is a large, detached brick Victorian house built in 1864. The property is identified as a “Building of Townscape Merit” in the South Park Conservation Area Appraisal and was specifically mentioned in the 25 Feb 1988 report. The property is a significant example of bracketed eaves, Bath stone mouldings around windows with string courses and an ornate stone-clad porch. The listing also notes a gabled slate roof, however this is an error as the roof is hipped on all sides. The property is set back from the public highway with a low-level brick and black painted ironwork railing flanked by piers typical of the street. The railing and piers are not listed under the specifics for no. 85 in the Conservation Area Appraisal.

Figure 1. 1872 Map of Hamilton Road



SITE BOUNDARY

Figure 2. Site Location Plan

2. Site Context

2.1 Existing Site Photographs

85 Hamilton Road

85 Hamilton Road is a large, detached Victorian house built in 1864 and is situated in the South Park Conservation Area. The property is identified as a “Building of Townscape Merit” in the South Park Conservation Area Appraisal and is a significant example of bracketed eaves, Bath stone mouldings around windows with string courses and an ornate stone-clad porch. The property has a slate hipped roof with prominent chimneys. The property is set back from Hamilton Road, which is typical of the street, with a front garden and parking on plot. There is a low level brick and black painted ironwork railing with gates to the front boundary. Many other properties on the road have similar railings, brick walls and planting to front boundaries. There are many examples on Hamilton Road of on plot parking with side garages. 85 Hamilton Road currently has an existing side garage which is proposed to be replaced with a superior design quality garage.

Many properties along Hamilton Road have had large rear extensions over the years with some being converted to HMOs. The works to 85 Hamilton Road propose to repair, reinstall and restore many of the original internal features as well as the extension work.

The property has mature trees at the end of the garden which will be unaffected by the works. Suitable safeguarding will be put in place during construction.

There is a significant slope/drop to the rear of the property down the garden as views in Figure 7. View D.

Figure 3. Photograph Location Plan

Figure 4. View A

Figure 5. View B

Figure 6. View C

Figure 7. View D

Figure 8. View E - Image taken from Google Maps

2.2 Local Built Character

Hamilton Road

Figure 9. Aerial View of Hamilton Road, Reading

Urban Form

Large detached houses adorn both side of Hamilton Road. The set backs seem uniform on one side with more variation on the other, some set further back from the road down paved drives, and others closer to the road. Parking is generally to the front or side with garages, attached down one side of the street and larger detached garages the other. The built form of Hamilton Road and the surrounding area is quite dense close to the town centre. The urban form of Hamilton Road varies but is uniformly populated around the site. The site is situated in the South Park Conservation area and is surrounded by a number of properties with local merit. There are a number of Listed buildings within the Conservation Area but none in closer proximity to no. 85.

Open Spaces

The site is close to the centre of Reading and therefore open spaces are limited in the vacinity. Palmer Park is the closest open space.

Road Hierarchy

Most plots are set back from the road with front gates or vegetation. Most properties have short driveways either to the front or side. Parking is generally to the side with large detached garages or carports.

Building Heights

The majority of properties are 2.5 and 2 storeys with occasional 3 storeys.

Figure 10. 85 Hamilton Road - Google Maps

Figure 11. University of Reading School of Education - Google Maps

Figure 12. White House - Google Maps

Figure 13. Foxhill House

Figure 14. 83 Hamilton Road - Google Maps

Figure 15. 120 Hamilton Road - Google Maps

Figure 16. 81 Hamilton Road - Google Maps

Figure 17. 87 Hamilton Road - Google Maps

2.3 Conservation Area and Heritage Assessment

The South Park Conservation Area comprises an essentially mid to late Victorian and Edwardian suburb of Reading, mainly centred on Eastern Avenue and Hamilton Road, which run north-south between the main Wokingham Road (A329) east out of Reading to the north and to and across Crescent Road to the south. It was formally designated on 28 April 1988 following a period of public consultation, which resulted in the enlargement of the originally proposed area. The planning background to this Conservation Area designation requires some explanation. The background to the designation of South Park as a Conservation Area lies first in the drawing up of a planning brief for a wider area, whose full title was "South Park: A Planning Policy to Protect the Physical Character of a Victorian Suburb". This was dated January 1976.

The Planning Policy was drawn up for a wider area than was to subsequently become the Conservation Area subject of this appraisal, and indeed the Conservation Area as originally proposed was actually much smaller than was subsequently designated. The original proposal was for two small fairly coherent areas concentrating on what were considered to be the very best buildings in the area. However, as a result of public consultation, further areas were recommended for inclusion which would have resulted in a series of rather irregular areas being designated. As a result, the Conservation Area as finally approved was defined by drawing a line round the perimeter "to make it more manageable". The resulting area therefore contained a considerable variety of properties, but which together demonstrated a special architectural and historic interest the character and appearance of which it was desirable to preserve or enhance. The key principles were to avoid redeveloping designated "important buildings"; minimum plot sizes for redevelopment in comprehensive schemes; new buildings to be designed to a similar scale, massing, and building line to existing buildings; materials used to match those in the locality; and the retention and enhancement of the area's "open", tree covered character. This has generally been adhered to since the designation of the Conservation Area.

The sheer variety, exuberance and blending of the architectural styles of the mainly Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of many boundary walls and railings throughout the area which, together with mature tree cover, also give the area its coherence. The earliest houses date from around the 1840s (for example the listed buildings), with a steady spread of development through the nineteenth century. The area is however interspersed with a number of more modern flat developments which tend to offer less to the character of the Conservation Area than the older buildings, although there are good examples of modern infill developments of individual houses, which preserve the character and appearance of the area.

The Conservation Area is, generally speaking, a fully built up urban area composed of continuous frontages of two and three-storey buildings with front gardens to the back of pavement edge, albeit with a prevalence of large properties on large plots, allowing significant tree cover within plots. There are no areas of public open space within the Conservation Area itself, but the nearby Palmer Park is available to residents for informal and formal recreation. The presence of many fairly substantial properties in commensurately large grounds, typically bounded brick walls and railings and containing significant tree cover, provide a good setting for individual properties and the character of the Conservation Area as a whole.

With the exception of a few stucco buildings, the buildings in the Conservation area are generally of brick, which is one of the distinguishing features of Reading's architecture. Brick was a popular building material in the nineteenth century and the ready availability of different coloured bricks provided the opportunity for the lively polychromatic brickwork found throughout this part of Victorian/Edwardian Reading. The town had several brickworks, the most notable being S & E Collier Ltd at Water Road and Elgar Road and two brick works in the Tilehurst area.

The Site is located to the southern end of the Conservation Area as shown in Figure 18. The teal coloured properties are building with "Townscape Merit" and the red properties are Listed Buildings.

Title: **South Park Conservation Area**

Drg.No.:

Produced by Planning Section

Scale at A3 : 1:2000

Ref : LAP33291

Date: 04/08/2008

Reading BOROUGH COUNCIL

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Figure 18. South Park Conservation Area Map Extract

2.4 Material Examples in Area

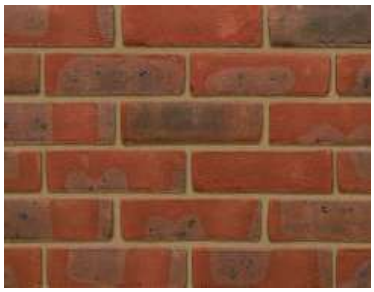
There are a mix of materials used in the area with a lot of brick, stone, render and slate roofs. The immediate area is dominated mostly by brick, with slate tile roofs. The only exception to this seems to be number 81 which unfortunately has had a concrete tile roof put on in the last few years. Looking to the wider area of South Park, there is a good mix of brick and render with occasional tile hanging. There are a mixture of roof pitches with gable fronted and front to backs with numerous large chimneys.

85 Hamilton Road is a great example of the minimal palette of materials used in the area. The Bath stone front porch however seems to be unique to the street.

Red/Brown Clay Tile

Slate Tile

Sash Windows



Red/orange Brick

Iron Railings and Brick Piers

Chimneys

Figure 19. Brick and ironwork front boundaries

Figure 20. Large feature chimneys

Figure 21. Side Garage

2.5 Appearance & Character Summary

Front to back and hipped roofs dominate the immediate area, with little to no examples of front dormers. The detached properties generally sit on large areas of associated land including front and rear gardens.

Most properties in the area are 2 or 2.5 storeys. Set mostly in a linear fashion along Hamilton Road, albeit with large set backs. Large feature chimneys are present on most buildings with large white sash windows and stone detailing.

Boundaries facing onto the road include metail railings and timber fences with maintained planting. Front gardens are mostly large due to properties being set back.

Figure 22. Birck detailing to 91-95 Hamilton Road

Figure 24. Front Gate to 120 Hamilton Road

Figure 23. Metal Front Gate

Site Form and Character	
Character Description	Urban
Urban Form	Linear, set along Hamilton Road
Building Form	
Building Types	Predominantly large detached some semis
Building Heights	2 to 2.5 storeys
Frontage	Large set backs from road
Public Realm	
Landscape	Large trees on plots
Boundary Treatments	Large front gardens with metal railings and fences and retained trees & hedges
Materials & Details	
Building Materials	Brick, stone work, tile hanging and render
Roofs	Slates, gabled and hipped
Details	Large chimneys and sash windows

3. Design Proposals

3.1 Appearance and Character

A comprehensive analysis of the local character precedents can be seen under sections 2.2, 2.3 & 2.4.

The proposal seeks approval for a 3 storey plus basement extension to the rear of the property and a replacement garage to the side elevation. There are 4 bedrooms at present which will be retained. There is space for two parking spaces plus the garage on plot and the owners have an allowance of on street parking.

The front elevation will be retained in its entirety with just one of the front boundary piers being removed to allow better space for cars. A black ironwork gate will shut off the driveway as an extension of the ironwork railings to the front boundary. There are numerous similar examples in the area which this proposal replicates. The only other addition will be a new 'coach lamp' light to the front porch.

The rear extension will take the forms and proportions of the existing built form of the property. The hipped roof will be extended and the existing single dormer window replaced with two. Windows have been proportioned to be in keeping with the character area, although this is not entirely necessary for the rear elevation. Due to the large level change at the rear of the property, new steps have been proposed with metal railing guarding reflective of the front of the property.

To create a sense of subservience for the rear extension, there is a glazed recess with blanking panels between the existing property and the extension. This creates a clear defined break between the existing part of the property and the extension and a shadowed step between the two

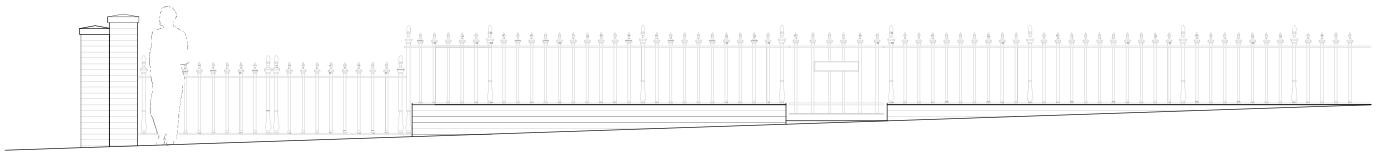
Hamilton Road has many examples of garages to the side of properties. 85 Hamilton Road even has an existing concrete and flat roofed garage. The proposal demolishes this modern eye-sore and seeks to replace it with a new gable roofed garage in brickwork to match the main house. The garage door will then be painted black to be in keeping with the house front door.

Example of 'coach lamp'

Red/orange brickwork to match existing

Slate tiles, reclaimed where possible to match existing

White sash windows with arched headers to match existing



PROPOSED FRONT BOUNDARY WALL

Figure 25. Proposed Elevations and Proposed Boundary Gate

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