



DESIGN + ACCESS STATEMENT

with historic appraisal

Hanover House
Reading, RG1 4NN

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CONTENTS

- 1.0 | INTRODUCTION
- 2.0 | SITE APPRAISAL
- 3.0 | PLANNING HISTORY OF THE SITE
- 4.0 | PROJECT PROPOSAL

BIBLIOGRAPHY

Eldon Square Conservation Area Appraisal - <https://www.reading.gov.uk/conservationareas>

‘Council and Fire Service Working Together for Home Safety’ - <http://news.reading.gov.uk/fire-safety/>

‘Fears over Grenfell Tower style cladding discovered at Reading flats’ - <https://www.inyourarea.co.uk/news/fears-over-grenfell-tower-style-cladding-discovered-at-reading-flats/>



1.0 | INTRODUCTION

Hanover House is building comprising six and eight storeys. Originally built for offices in the 1960s, it was recently converted for residential use. It is situated east of Reading city centre, primarily fronting onto King's Road at the corner with Eldon Road.

The proposed works only comprise of the removal of the existing composite metal cladding surrounding the precast concrete facades to replace it with a more suitable cladding system in order to address fire and safety concerns resulting from the Grenfell Tower fire.



Images: Google Earth aerial photographs

2.0 | SITE APPRAISAL

HISTORIC APPRAISAL

Hanover House is situated within the Eldon Square Conservation Area, designated in 1972 and was Reading's first conservation area. It was later extended in 1982. As noted earlier, it is situated east of Reading city centre. The conservation area lies between two major roads running east to west, King's Road and London Road, with Eldon Road acting as the main linking road from north to south.

Within the setting of Eldon Square Conservation Area, Hanover House is an unusual modern intervention. This conservation area was defined by the following key characteristics:

- Eldon Square, a mid 19th century planned formal town square comprising an enclosed park surrounded on three sides by Bath stone detached and semi-detached buildings;
- Eldon Road, part of the formal arrangement of Eldon Square notable for a row of mid 19th century dwellings on its west side;
- The park at Eldon Square, known as King George V Gardens, which is enclosed by grade II listed railings and contains mature trees and other greenery and a large statue of the first Marquess of Reading, died 1935;
- Nos 163 to 189 (odd) Kings Road, a long row of prestigious Bath stone former early 19th century residences with good quality Classical and Italianate detailing.

Materials such as Bath stone, local brick and cast iron details were prevalent within this conservation area.

Within this context, Hanover House is a modern addition and the original details of its exposed aggregate precast concrete cladding could be considered as a modern interpretation.

Site Location indicated:

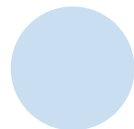
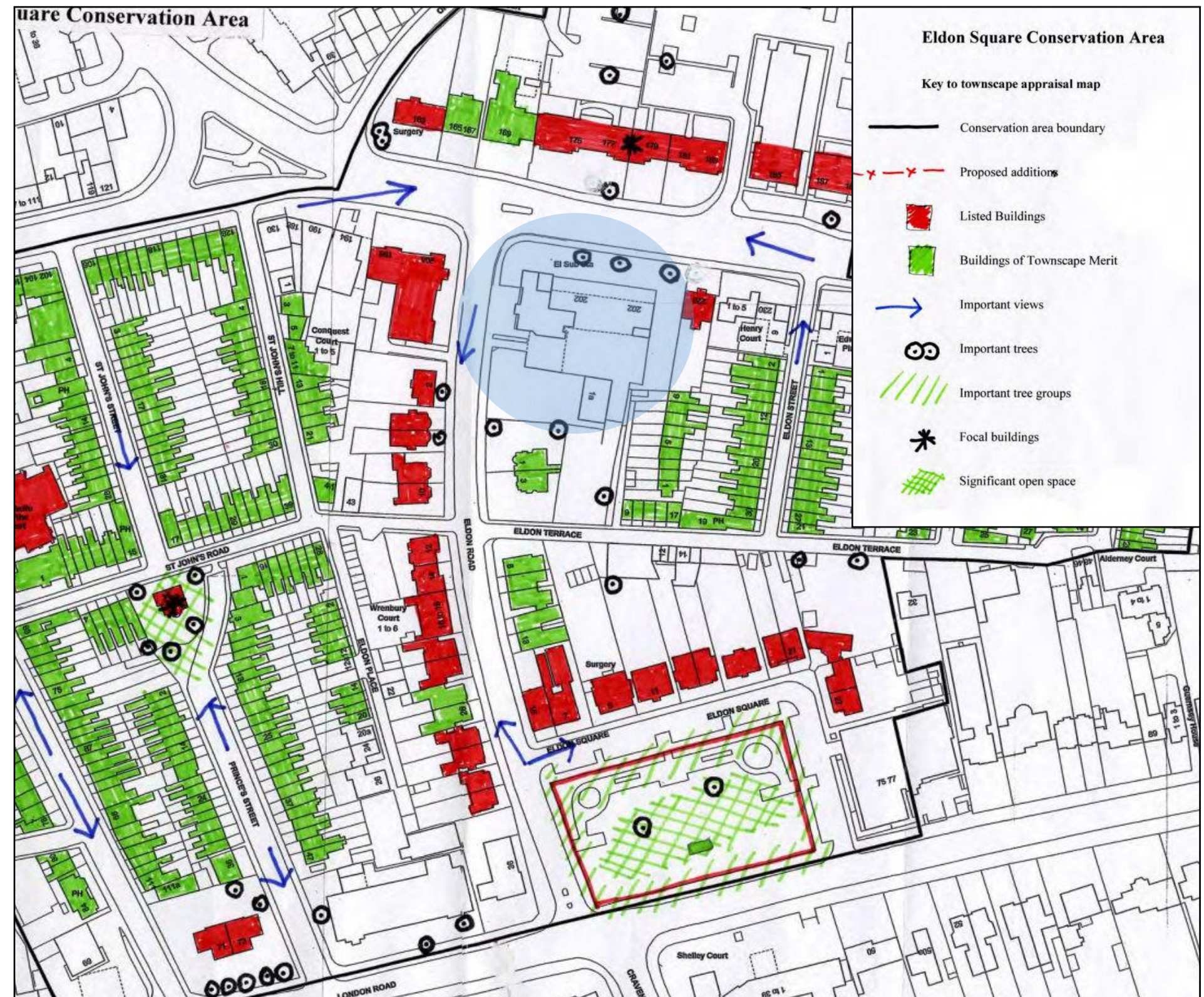


Image: Eldon Square Conservation Area - https://www.reading.gov.uk/media/8388/Eldon-Square-Full/pdf/Eldon_Square_Full.pdf



3.0 | PLANNING HISTORY OF THE SITE

RECENT PLANNING APPLICATIONS

Reference No.	Date of Submission/Approval	Description	Decision
181831	23/11/2018	Removal of external cladding and associated works.	Application Permitted
151196	04/08/2015	Non-material amendment to planning permission 150229 granted on 23/06/2015, to alter the internal location/layout of 6 residential units.	Agree
141343	10/10/2014	Excluding the fourth floor, change of use of building from Class B1 (a) (offices) to C3 (dwelling houses) to comprise up to 80 x 1 bed units and 10 x 2 bedroom units. (Amended description)	Prior Approval Notification - Approval

4.0 | PROJECT PROPOSAL

PROJECT DESCRIPTION

Following the tragic Grenfell Tower fire, Reading Council and Royal Berkshire Fire and Rescue Service (RBFRS) have been working together to ensure the safety of residents living in high-rise properties within the borough.

Hanover House was identified to have Aluminium Composite Material (ACM) cladding which failed the required fire safety standards. This is the type of cladding installed on Grenfell Tower.

As an interim measure, the car park under the flats has been closed. This precaution was taken to stop a potential vehicle fire spreading to the flats above. In addition to this it is also required that the ACM cladding is removed.

This proposal looks to replace the ACM cladding with another cladding system which meets the various health and safety and fire standards. Whilst the ACM is removed, the integrity of the existing structure is maintained through the existing exposed aggregate concrete cladding.

Whilst this is a process that requires urgency to address the immediate concerns of health and safety, the applicant is following the planning process as required by Reading Borough Council, prior to removing existing cladding and replacing it with an appropriate equivalent.



4.0 | PROJECT PROPOSAL

EXISTING CLADDING

The adjacent images indicate the existing cladding system, and a section removed to reveal the original precast concrete cladding and concrete columns below.



4.0 | PROJECT PROPOSAL

PROPOSED CLADDING

It is proposed the existing ACM over cladding is removed and replaced by a more suitable powder coated metal cladding system that meets all necessary fire and safety requirements. The proposed colour is the Kingspan—Brown 0010, to match the existing.



Kingspan Brown 0010

Image: Proposed Cladding - proposed colour Kingspan Brown 0010



Image: Proposed Cladding colour / Existing Cladding colour



Images: Product data sheet of a cladding system for consideration

4.0 | PROJECT PROPOSAL

PROPOSED CLADDING—External 3D Views of the proposal



Image: 3D View at the corner between King's Rd and Eldon Rd



Image: 3D Aerial View of the Proposed Cladding



4.0 | PROJECT PROPOSAL

PROTECTED TREES

The site has four trees on the northern boundary with Tree Protection Orders (TPOs) and six on its eastern boundary. The property has a car park beneath the main wing facing the northern boundary, which is at a lower level to the grassed embankment where the trees are located. The retaining wall offers protection as it is 5m from the face of the building, creating a natural break between the working area and the grassed embankment isolating the working area from the protected trees. The trees are 4-5 away from the retaining wall and only one tree canopy overhangs the lower parking level. Most of the work will take place using scaffolding, that enables the operatives to work within a 1m zone at the face of the building. The cladding will be removed by hand, lowered within the car park area and taken away to the south. It is not proposed to add any special protection in this area other than to request that the contractor proceeds with care.

The group of six trees on the eastern boundary are closer to the face of the building and will be protected by use of Heras fencing and or Monarflex to scaffolding as appropriate.

The contractor will protect the trees and a requirement to keep a photographic record of the trees before and after the works.

The drawing on the right illustrates the proximity of the trees.

