

HERITAGE STATEMENT

13 ADDINGTON ROAD, READING, RG1 5PW

1. INTRODUCTION:

This Heritage Statement provides supporting information on the proposed works at 13 Addington Road, Reading, RG1 5PW. The information contained in this report aims to explain the Heritage appraisal of the site and its surroundings. The application site is located in Alexandra Road Conservation Area in Reading; however, the application site is not a Listed Building. The proposal of the application is as under

“Conversion of Existing vacant HMO into 3x2 and 3x1 Bed self contained flats”.

2. EXISTING SITE CONTEXT:

The site is located in Reading Borough Council. The surrounding of the application site is a well establish residential area and faces Sports Court (Tennis Courts).

Date	Source Scale	On Site	Off Site
1870s	2500	The application site is plot of land located on a tree lined avenue	The neighbouring areas are plots of land. Important built features close to the site include Reading School, School House, Cottingham House, Lansdowne House and Addington House.
1890s	1800	Application site is a semi-detached property.	Much of the neighbouring area has been transformed into semi-detached, detached and terraced properties. Lansdowne House is replaced by cricket ground. St Luke’s church is also visible on the corner of Erleigh Road and Donnington Road.

3. BUILDING TYPES:

The majority of the buildings within Alexandra Conservation Area are detached houses or villa and the semi- detached houses. Houses are set back from the pavement behind small

front gardens with uniform building lines within boundaries of masonry walls or railings or hedges. The properties have large rear gardens with low brick wall boundaries.

4. ARCHITECTURAL CHARACTER

The Conservation area is famous for its 19th century architectural character with detached house, semi-detached houses and a church. There has been only one significant historic building lost and it is safe to state that the conservation area has retained its special architectural character and appearance.

The materials of the properties within Alexandra Conservation Area were a response to High Victorian Gothic style that was popular with Victorian middle class for a long period of the time. This move towards the style emphasising craftsmanship and beauty of the materials gave distinctive features to the properties of Alexandra Road Conservation Area. The prominent materials include Brick wall without stucco covering, steep pitch roofs, large chimney stacks and tile hanging. The prominent elements of design include Bay windows, gables, multi-coloured brickwork, large porches, bargeboards, timber sash windows and tall chimney stacks and this style is the most prominent during late 19th century for urban housing in southern England. It is during this time that a construction practice standard was also set where a variety of builders were responsible for single houses or group of houses on the same street.

5. MATERIALS

Brick was a popular building material with the ready availability of different coloured bricks. The available colours included red, grey and yellow bricks and their use is evident within properties of Alexandra Road Conservation Area.

Stone is uncommon and it not visible in the conservation area. Tile hanging is common, especially on upper floors within gables. An occasional decorative pattern is visible created from alternate bands of plain and round (fishscale) tiles. No walls are rendered, or stucco applied. The roofing materials include Welsh slate and red clay tiles. The windows are white painted wooden sash windows. Trees are a special feature of this urban area and are well maintained. A few trees have felled but a number of young replacements have been planted. These trees give a pleasant feel to the area considering that there is no significant open space. The boundary walls are brick with iron railings and gate.