

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.

Telephone: 0118 942 1855. Fax: 0118 942 1815

Mobile: 07831 432582 Email: tony.thorpe.planning@talktalkbusiness.net

HERITAGE STATEMENT

To accompany an application for planning permission for the erection of single-storey flat roofed garden house comprising one 3-bed & one 4-bed flat, revised parking layout and accommodation works at:-

SIDE GARDEN, 'HAZELWOOD' 13 KENDRICK ROAD, READING RG1 5DU

Prepared by:-

**Anthony J Thorpe BA(Hons) MRTPI DipConsHistEnv(RICS)
Affiliate Member of the Institute of Historic Building Conservation**

**TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING DESIGN AND
ACCESS STATEMENT**

1.00 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS

1.01

In accordance with Paragraph 189. of the NPPF the level of detail supplied in this Heritage Statement is considered to be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

1.02

'Hazelwood' 13 Kendrick Road is a three storey detached Victorian Villa lying on the east side of Kendrick Road. It is an unlisted building of townscape merit lying within the Kendrick Conservation Area. To the west lies a block of four storey modern flats omitted from the conservation area. To the east lies a substantial linked block of new five storey student flats. To the north is a tarmac car-park separating the site from 'Welbeck' 11 Kendrick Road, a former dwelling now used as a medical consultancy. To the south lies a flat-roofed former dwelling 'Thorsby' 15 Kendrick Road which has been converted to a 2-bed ground-floor flat and a 3-bed first floor flat with frontage parking.

1.03

Hazelwood is in legitimate use for 5 self-contained flats. It has a private garden area to the rear which is used extensively by residents and an open side garden to the south fronting Kendrick Road that is less private, unused by residents and surplus to requirements.

1.04

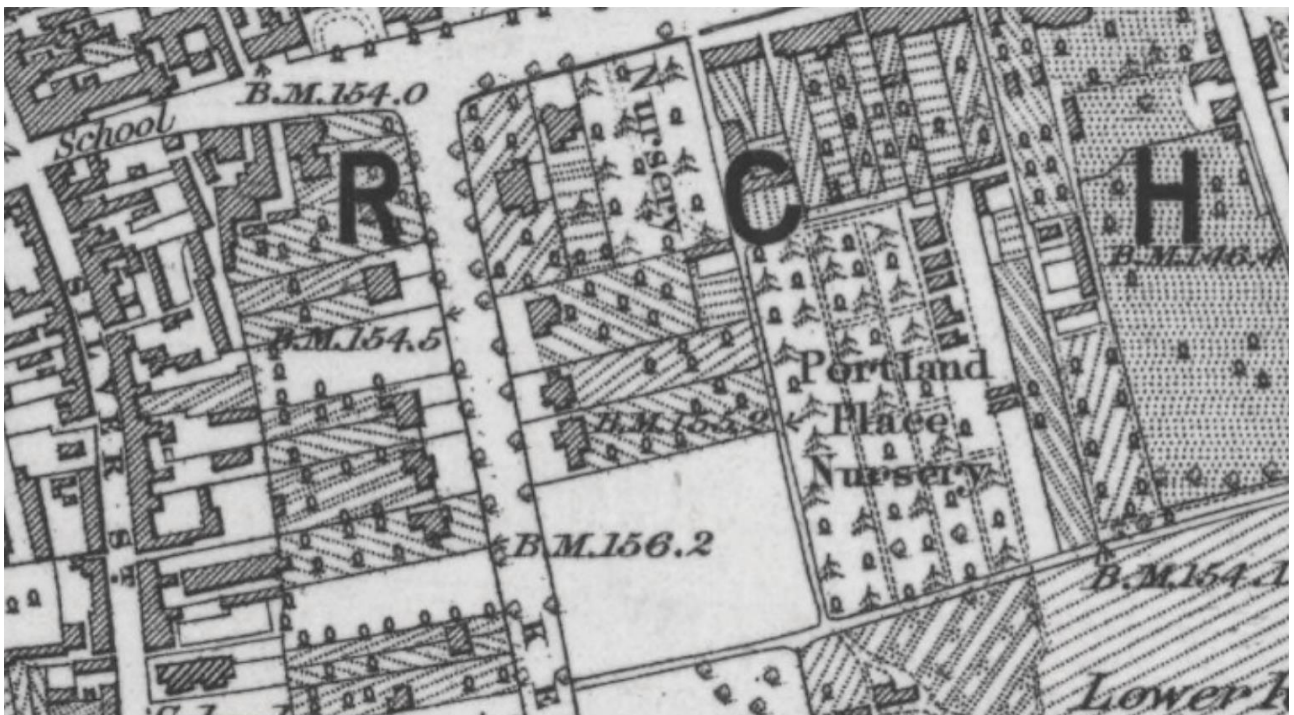
The side garden is surplus to requirements and bearing in mind the need to provide additional open-market residential accommodation in Reading and to secure the optimum viable use of the principal building the site has been brought forward for development in the public benefit. Section 9.00 of the accompanying D & AS sets out the additional economic, social and environmental public benefits.

1.05

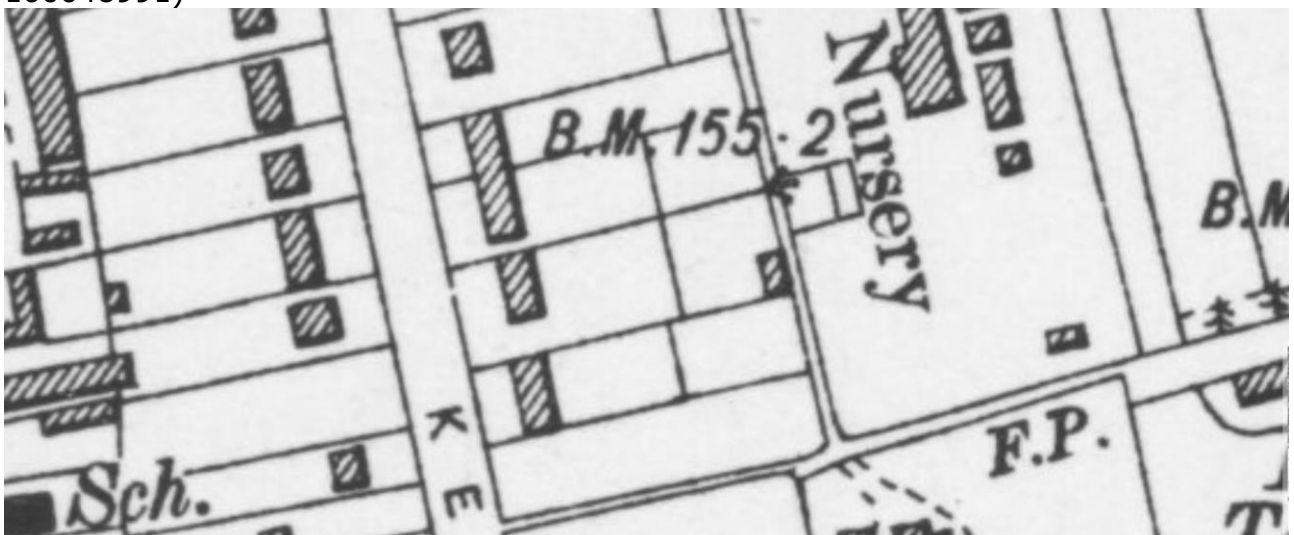
The Kendrick Conservation Area Character Appraisal advises that **"The spaces between nos. 5 to 15 Kendrick Road are as important as the buildings themselves by giving a spacious atmosphere to the lower end of the road."** Accordingly the proposed dwelling is both narrow and single-storey to ensure that the perception of space between buildings is retained.

1.06

You will be aware from OS historic mapping that 'Hazelwood' 13 Kendrick Road did not originally possess its existing large side garden. This land was added when 'Thorsby' 15 Kendrick Road (adjoining to the south) was built on a narrow subdivided plot between 1898 and 1909. It may be that there was an unfulfilled intention to build a second 'Thorsby' in the leftover plot thus formed (now the side garden). The original long rear gardens of all of this group of Victorian properties were truncated some time after 1962 when in University of Reading ownership.



MAP 1 1883 6" Map. The application site has yet to be developed. (all maps OS License 100048991)



MAP 2 1900 6" Map. 'Hazelwood' has now been built but with no side garden.



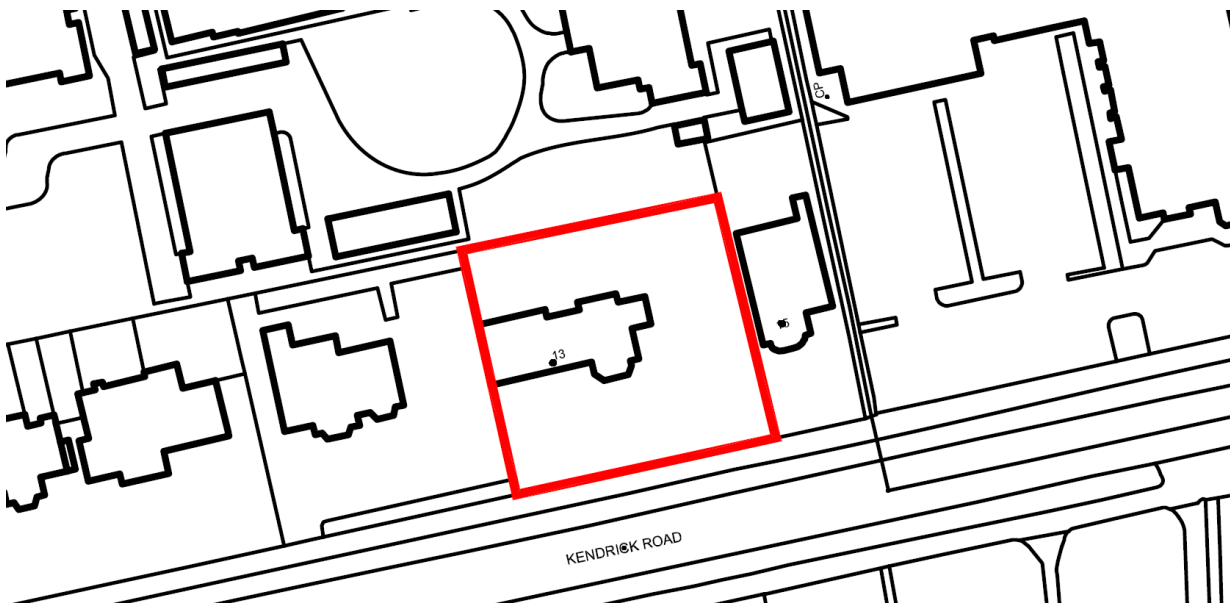
MAP 3 1913 6" Map. 'Hazelwood' has acquired the existing side garden and 'Thorsby' has been built on the uncharacteristically narrow plot left over.

1.07

We note that in connection with the adjoining building 'Welbeck' (11 Kendrick Road adjoining to the north) the space between buildings has been completely filled by a tarmac surfaced car park. In our submission the proposal before you is considerably less harsh and urban than this carpark since it includes a low-rise timber clad building that unlike 'Welbeck' retains on-site frontage trees and understorey that screen and soften views into the site.

1.08

For the avoidance of doubt we can confirm that the proposal does not adjoin and is not visible from any Listed Buildings. As mentioned above the receiving environment to front and rear is dominated by modern blocks of four and five storey flats which help define local character. The design of the proposal strikes a reasonable balance between this modern utilitarian character front and rear and the Victorian Villa itself. The adjoining property to the south 'Thorsby' was built later and differs markedly from the range of large Victorian Villas to the north in that it has rendered 'Dutch' elevations with brick quoins under a flat roof and is constrained by an uncharacteristically narrow plot width (see Map 3 1.06 above).



PLAN 1. The site in relation to adjoining modern and Victorian development.

2.00 THE PROPOSAL

2.01

As can be seen from Plan 1. above there is a substantial area of redundant side garden between 13 and 15 Kendrick Road. All the more so since the projection into the side garden from the main house is a 2.3m wide conservatory whose removal would actually create a 15m wide infill plot some 3m wider than the adjoining property 'Thorsby' 15 Kendrick Road.

2.02

However rather than inserting a new two-storey dwelling as may have been originally intended (see 1.06 and Maps 1-3 above) we wish to retain the current perception of space between buildings by utilising a single-storey, narrow design finished with timber cladding and having the characteristics of a compact garden house.

2.03

The proposed garden house is a mere 6m wide leaving a space between buildings of 3m between it and the adjoining property 'Thorsby' and 7m between it and the two storey part of 'Hazelwood'. Accordingly there is a generous gap left between the two-storey elements of the buildings either side (see Drawing 1. overleaf).

2.04

The building is 21.3m long, 3.6m high at the rear and 3.9m high at the front. It is clad in timber with a decorative stone panel adjoining the front door. The front section of the building contains a 4-bed dwelling with each bedroom having its own en-suite, a living room and kitchen together with a utility room. The rear section contains a 3-bed dwelling, again with en-suite integral to each bedroom and a living room and kitchen together with a utility room. GIA is 117m².

2.05

There is a 3m gap between the side windows of the proposal and the side windows of 'Thorsby'. So far as we are aware these side windows are all secondary windows separated from the application site by a 1.8m high brick wall that rises to 2.2m in front of the rear two windows. The proposal will not interfere with the 25° BRE daylighting requirement for habitable rooms. Since the principal aspects of 'Thorsby' are to front and rear we do not consider that there will be any resulting loss of privacy or daylight.

2.06

There is a 4.2m gap between the side elevation of the proposal and the conservatory projecting from the side of 'Hazelwood'. Since this is not a habitable room and the majority of roof and wall windows are either reeded plastic or stained glass there would be no loss of privacy or daylight. There are two high-level 'inglenook' windows either side of a ground floor fireplace 7m from the proposed side elevation that would not be affected by the proposal.

2.07

The garden house projects beyond the existing rear building line but does not infringe the 45° rule on either side. The front of the building projects 0.8m in front of the adjoining frontage bow window and is set back 9.2m from the back edge of footpath behind a screen of trees within the site curtilage that may be reinforced by further planting if necessary.



DRAWING 1. Street view of proposal. Solid front wall made transparent to aid view.

2.08

The proposed garden house would not need to share the same rear private amenity space enjoyed by existing residents since it utilises an additional currently unused area of the remaining side and front garden. This new amenity space exceeds the floor area of the proposal and thus complies with policy.

3.00 THE PLANNING BALANCE

3.01

In our submission the proposal has a neutral effect on the conservation area, preserves it and causes no harm at all. Should the Council consider the effect of the proposal to be less than substantial (as set out in the NPPF) then the public benefits flowing from the proposal are as set out at 1.04 above i.e. the provision of additional open-market residential accommodation in Reading, the securing of the optimum viable use of the principal building and the additional economic, social and environmental public benefits set out in section 9.00 of the accompanying D & AS.

ooOoo

AJT/SB/02/08/2019