

Ref: 18011.9.1_DAS_19.10.18
Date: 18/10/2019

Document Title: **DESIGN, ACCESS & HERITAGE STATEMENT**

Project: **EXTENSION & ALTERATIONS TO DETACHED ANNEX BUILDING**

Site Address: **ASHFIELD, 5 KENDRICK ROAD, READING, RG1 5DU**

Client: **MR & MRS TURNER**



Fig.1: Proposed Annex Front / South Elevation

1.0 Introduction

This Design, Access and Heritage Statement is written as support for a Householder Planning Application with Reading Borough Council for a development involving extension to the existing detached Annex building at Ashfield, 5 Kendrick Road, Reading, RG1 5DU.

This statement is to be read in conjunction with the following Weston & Co Architects drawing numbers: 18011-PL-01, 18011-PL-02, 18011-PL-03, 18011-PL-04, 18011-PL-05, 18011-PL-06.

2.0 Application Context

The existing detached Annex building was approved as part of Reading Borough Council Planning Application no: 11/00995/FUL. The planning permission was implemented with the construction of the approved brickwork garden walls, Annex building foundations and ground floor slab commencing in October 2013, following the discharge of pre-commencement condition no. 4 by Application no: 11/01596/APPCON.

When carrying out the works for the Annex building's foundation in October 2013 it became apparent the building was located over the basement of the previously demolished southern wing of Mansfield Hall to the north. This discovery resulted in a significant increase to the cost of foundations for the building as a reinforced concrete piled raft foundation was needed, this significant unanticipated cost resulted in a halt to further construction progress until July 2019. Following re-commencement of the works in July the Applicant's family circumstances had changed with the requirement to create more accommodation than the previously proposed studio in order to accommodate the Applicant's mother. The work progressed as per the submitted proposals for the enlarged and altered Annex building from 26th August 2019 but are currently on hold awaiting approval of this application.

It has been considered whether extension to the main house to create the additional required accommodation is feasible as an alternative development proposal. Ashfield is a grand and ornately detailed Victorian villa which has not been extended and is sited in the centre of its plot surrounded by landscaped gardens. It would be significantly detrimental to the floor layout and appearance of this building of significant architectural merit and the wider conservation area to create the additional required floor area by way of extension to the original house. The proposal to extend the height of the detached Annex building will have the effect of enhancing the setting of the main house and appearance of the conservation area.



Fig.2: Current photograph of Annex building with construction work on hold

3.0 The Site Location & Context

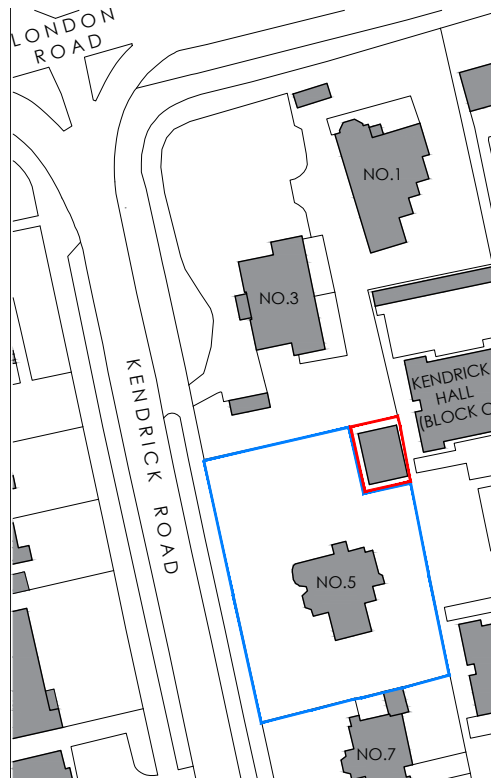


Fig.3: Site location plan extract from drawing number 18011-PL-1

The application site is located in the north-eastern corner of the 5 Kendrick Road plot which sits at the northern end of Kendrick Road, within the Kendrick Road Conservation Area. The site's significant neighbours are the 3.5 storey 1-3 Kendrick Road residential flats with associated shared amenity space to the north, and the 3/4/5 storey Unite (Kendrick Hall) student housing blocks to the east. The 3.5 storey main house and garden at 5 Kendrick Road are located to the south and west in relation to the annex building.



Fig.4: Photograph of 3 Kendrick Road flats located to the north



Fig.5: Photograph of Unite (Kendrick Hall) student housing blocks located to the east



Fig.6: Photograph of Ashfield 5 Kendrick Road located to the south

4.0 Heritage Statement

Originally named Samoa Villa, 5 Kendrick Road was designed by architect John Omer Cooper and constructed around 1860 as one of the earliest houses in the road.

The house was built as a private home but sometime after 1920 became the Mansfield House Hotel along with numbers 1 and 3 Kendrick Road. These properties were then later acquired by Reading University and became known as Mansfield Hall. Over time the University also acquired numbers 7,9,11,13 and 15 Kendrick Road. At some point during the period of university ownership 'Samoa Villa' was renamed 'Ashfield'.

In the 1940s a large hall of residence known as Newbury Hall was constructed in the rear garden of the house with a front (west) elevation located where the current eastern boundary wall currently stands. Samoa Villa originally had a large outbuilding in the same location to the existing planning approved Annex building refer to historic OS map extract, this original detached outbuilding may have been demolished when Newbury Hall was built.

Number 3 Kendrick Road previously had a very large rear wing which extended south to the boundary with number 5 where the existing Annex building has been constructed. The basement of this wing was uncovered during excavation for the new Annex building foundations leading to the requirement for a piled raft foundation.

In 2010 the University made an arrangement with student accommodation provider Unite and local developer Thomas Homes. The large rear gardens of numbers 5 to 15 Kendrick Road were sold to Unite for student housing accommodation (now known as Kendrick Hall) and the original villas were sold to Thomas Homes. Thomas Homes retained numbers 1 and 3 for conversion to flats and sold numbers 5,7,9,11,13 and 15 on the open market which is when the Applicant purchased number 5. The large rear wing of number 3 and Newbury Hall were demolished in 2009-2010 and Unite began constructing the Kendrick Hall student housing blocks in 2011. The construction of these large and stark Kendrick Hall student housing blocks has resulted in significant harm to the setting and privacy of 5 Kendrick Road's house and garden.

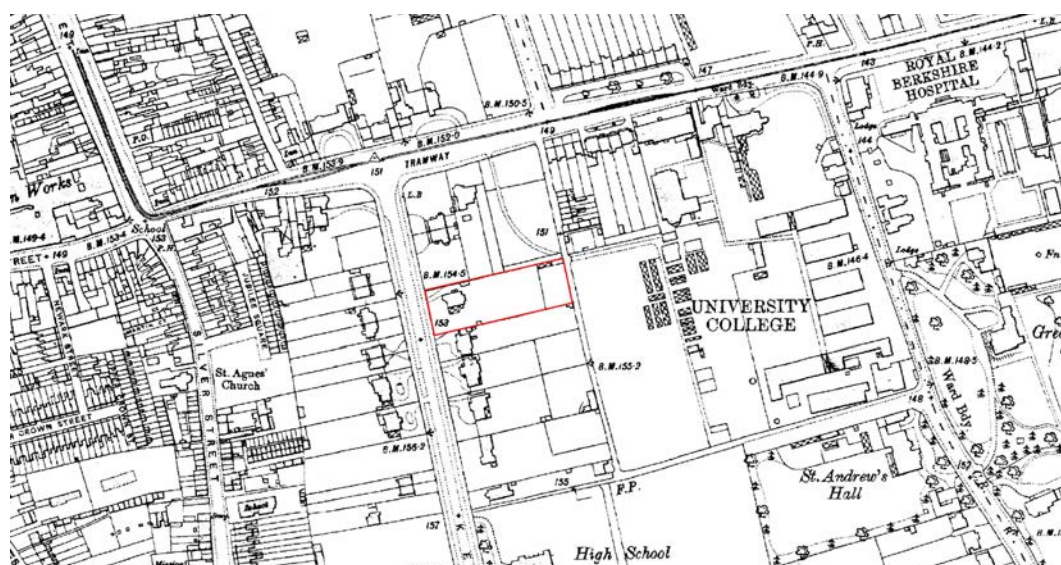


Fig.7: Historic OS Map from 1912 illustrating original plot highlighted by red line.

5.0 Use

There is no change of use proposed to the Annex building. The residential floor area above the garage is proposed to be enlarged in order to accommodate the Applicant's mother.

The use of the building is proposed to be ancillary to the main house at the application site and is not to be considered as an independent residential unit.

6.0 Amount

The existing approved gross internal floor area of the annex building is 84 sq.m, proposed to increase to 115 sq.m, the additional 31 sq.m being provided by an additional accommodation on the second floor.

The existing approved building footprint is proposed to remain the same.

7.0 Layout

The proposed ground floor layout accommodates a double garage with large doors to the south and a store room at the rear. An entrance door with stair to access the accommodation above is located at the North West corner.

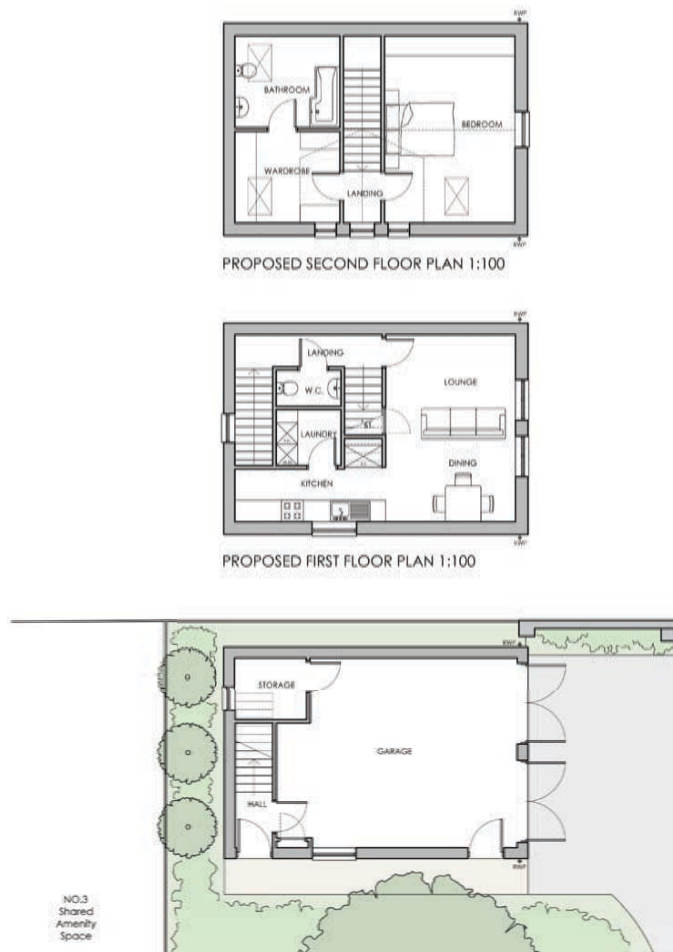


Fig.8: Proposed floor plans extract from drawing number 18011-PL-04

On the first floor lounge, dining and kitchen accommodation are located along with a WC and utility room.

The second floor roof space accommodates a bedroom, bathroom and wardrobe.

8.0 Scale

It is proposed to increase the height of the building by 2.1 metres in order to accommodate the additional accommodation required by the Applicant.

The proposed height of the building remains significantly lower than the surrounding buildings reflecting it's subservient and ancillary purpose.

The proposed increase in height contributes to improve the privacy for the 5 Kendrick Road site whilst also reducing the visual impact and over-bearing nature of the Kendrick Hall student housing blocks to the East.

There is no adverse impact to privacy of the adjacent properties as a result of the proposed increase in height.



Fig.9: Proposed Site Section AA illustrating comparative building heights extract from drawing number 18011-PL-06

9.0 Appearance

The building is proposed to be constructed using high-quality external finishing materials appropriate to the conservation area and to match those used on the main house at Ashfield 5 Kendrick Road. The external walls are to be finished with red Flemish bond brickwork with door and window head flat arch details. The roof is to be finished with natural slates and be constructed with decorative gable verge detailing similar to the main house. All the external sash and casement windows and doors are to be painted timber.

The principle (south) elevation facing the main house and is designed with an attractive façade referencing some of the house's architectural features. This gable-fronted elevation contributes to enhancing the setting of the main house by partially screening the Kendrick Hall student housing block to the east and defining a hard landscaped courtyard area within the garden.



Fig.10: Proposed South elevations extract from drawing number 18011-PL-05

The west elevation facing towards Kendrick Road accommodates entrance doors and window to the garage at ground floor, window to the first floor kitchen, and second floor conservation type roof lights and dormer with feature windows. This elevation is designed with a high quality attractive appearance which will enhance the appearance of the conservation area by partially screening the stark and unattractive west elevation to the Kendrick Hall student housing block. The significant 27-metre building set-back distance from Kendrick Road result in the proposed extension to the Annex building having no negative impact on the character of Kendrick Road.

The north elevation facing towards 3 Kendrick Road is finished with high quality brickwork and has a decorative gable verge. A single circular window is proposed at first floor level in the location as approved on the original application.

The north elevation facing toward the Kendrick Hall student housing block is finished with the same high quality materials and accommodates a single conservation type roof light serving the bathroom in the location on the roof as previously approved on the original application.

10.0 Landscaping

There are no modifications to landscaping proposed as a result of this application.

11.0 Access

There are no material changes proposed to the existing vehicle and pedestrian access into the site as a result of this application.

12. Conclusion

The proposed extension and alterations provides essential accommodation required to accommodate the evolving needs of the Applicant's family whilst having no adverse impact on privacy of neighbours.

The increased height of the Annex has a positive impact on the setting of the main house and appearance of the conservation area by partially screening the unattractive blank side elevation of the Kendrick Hall student housing blocks. The proposed scale of the Annex remains appropriately subservient to the tall neighbouring buildings befitting the use as an ancillary building.



Fig.11: Proposed Annex Front / South Elevation