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Date: 30/10/2019

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

Project: **HOUSE ROOF EXTENSION & ALTERATIONS**

Site Address: **15 KENDRICK ROAD, READING, RG1 5DU**

Client: **MR CROW & MS JARVIS**



Fig.1: View of 15 Kendrick Road from private front garden

1.0 Introduction

This Design & Access Statement is written as support for a Householder Planning & Demolition in a Conservation Area application with Reading Borough Council.

The development proposals involve a pitched roof extension to the existing house which provides 3no. additional bedrooms, a bathroom and a home office.

The alterations are proposed in order to resolve recurring issues with the existing flat roofs, whilst also providing additional required accommodation, enhancing the appearance of the house and the Conservation Area.

This statement is to be read in conjunction with the following Weston & Co Architects drawing numbers: 18004-PL-01A, 18004-PL-02A, 18004-PL-03A, 18004-PL-04A, 18004-PL-05A, 18004-PL-06A, 18004-PL-07A, 18004-PL-08A, 18004-PL-09A, 18004-PL-10A, 18004-PL-11A, 18004-PL-12A.

2.0 The Site Location & Context

The 15 Kendrick Road application site is located towards the northern end of Kendrick Road, within the Kendrick Road Conservation Area. The site is situated with The Abbey School car park to the south, the Unite (Kendrick Hall) student housing blocks to the east, and 5no. flats within 13 Kendrick Road to the north. Immediately adjacent to the site's southern boundary is a footpath connecting Kendrick Road through to Redlands Road.

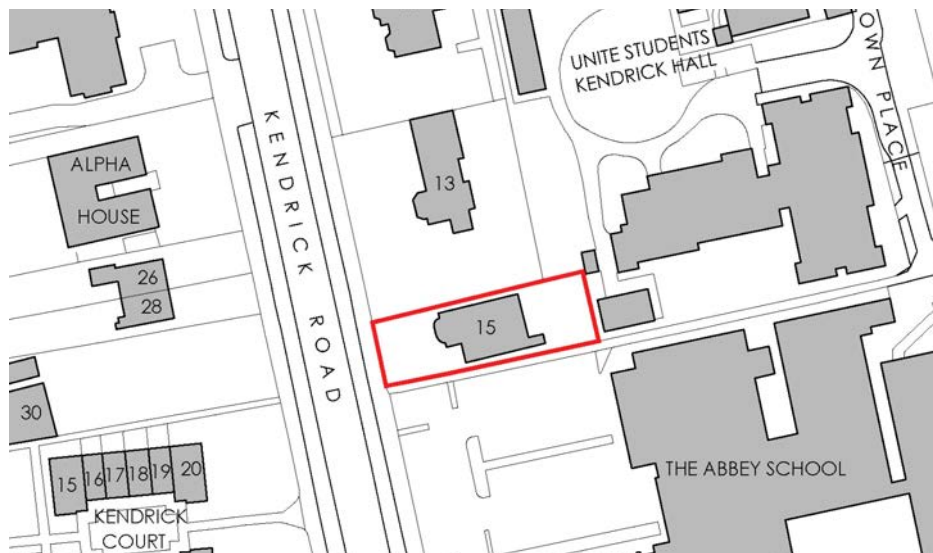


Fig.2: Site location plan extract from drawing number 18004-PL-1A

The proposed pitched roof extensions aim to address significant recurring flat roof performance issues, the roof is now in a state where it is impractical to add repair over repair as it continues to deteriorate and leak.



Fig.3: Photograph of existing poor quality flat roof

3.0 Heritage Statement

The house at 15 Kendrick Road was built in 1906, on a vacant plot at the southern end of a row of 4no. earlier Victorian Villas. The house was built by Henry Arthur Lewis for his own occupation, and he lived there with his wife Margaret Agnes Lewis and their son Theodore Martindale Lewis. The property was originally called 'Halmar' reflecting the initials of Henry and his wife. The rear garden originally extended eastward to the southern end of Crown place with a Chauffeur's House, Garage and Workshop at the bottom of the garden accessed via Crown Place.



Fig.4: Historic OS Map from 1912 illustrating original plot highlighted by red line.

The house is of detached Edwardian design with a brick and render facade, set back from the road with an enclosed front garden, a flat roof, and shaped gable to the front elevation above a two-storey curved bay window.

The property was first sold on the 27th April 1927, and the sales catalogue outlines the original house layout. Over the following years several families occupied the house, until it was eventually bought by Reading University and turned into flats for student and staff occupation.



Fig.5: The Abbey School staff and pupils photograph with 15 Kendrick Road as backdrop, 1946.

The upper section of the parapet wall, visible in Fig. 5, was historically removed and the garden was significantly truncated, with the Chauffeur's House and associated buildings demolished. During this period The Abbey School built a Science Block next to the house, and the area of the school site previously occupied by tennis courts was developed into a car park. The house was then sold to Thomas Homes, and the large Unite Student Hall development was built on the former gardens of the house and its neighbours.

The Applicant bought the property in October 2010 and once more returned the house from multiple occupancy flats to a single-family home, restoring much of the original layout and details. Many other historic houses in the lower end of Kendrick Road have been either demolished in the 1960s or divided into flats and HMOs, the application site now forms one of only 4 single-family homes remaining along this whole northern stretch of Kendrick Road on both sides.

The property is identified as a 'Building of Townscape Merit' within the Kendrick Road Conservation Area Appraisal document which also indicate that the spaces in between 5 to 15 Kendrick Road are as important as the buildings themselves for the atmosphere and character of the conservation area.

4.0 Use

The site has been in continual use as a single dwelling house (C3a use class) by the Applicants since February 2011, as confirmed in Certificate of Lawful Existing Use reference 191225.

5.0 Amount

The existing gross internal floor area of the house is 245.4 sq.m, proposed to increase to 335.7 sq.m, the additional 90.3 sq.m being provided by the pitched roof extension.

The existing private outdoor amenity space provision remains unchanged, the proposed extension does not encroach into space surrounding the dwelling, in line with RBC's Site and Detailed Policy DM10.

The existing car parking provision at the front of the property remains unchanged

6.0 Layout

The internal ground floor layout remains unchanged, whilst the first-floor layout is altered to add an internal stair to access the proposed second floor accommodation within the roof extension. The new stair is proposed as a continuation of the original stair and landing atrium within the house.

The proposed second floor accommodates 2no. double bedrooms, a bathroom, the master bedroom with en-suite shower room and a home office.

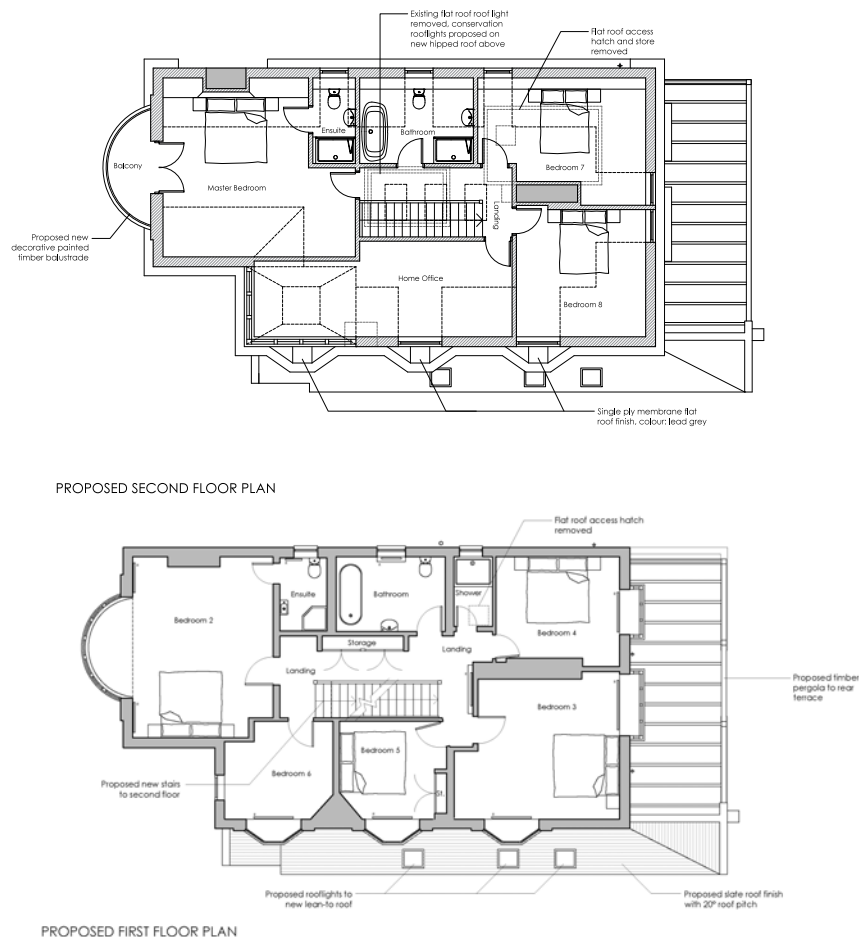


Fig.6: Proposed 1st & 2nd Floor Plans, extract from drawings nos. 18004-PL-08A & 18004-PL-09A

7.0 Scale

The proposed pitched roof extension presents a small increase in building scale resulting in a 2.5 storey dwelling which will be more in-keeping with the scale of the neighbouring period buildings to the north along this stretch of Kendrick Road whilst also being significantly dwarfed by the Abbey School multi-storey block directly to the South and the 5-storey Unite Student Halls directly to the East.

8.0 Appearance

The proposed external alterations mainly relate to the proposed roof extension, along with some additional external alterations intended to enhance the appearance of the house and Conservation area.

The existing parapet is proposed to be raised, finished in render and diamond pattern details to match the original and existing. All retained chimneys are proposed to be raised in brickwork to match existing.

West / Front Elevation

The existing curved feature gable parapet to the front elevation is proposed to be raised using the same materials and features, arch-headed glazed french doors and decorative painted timber balustrade is proposed above the curved bay window to provide a balcony serving the master bedroom.

A glazed corner bay window turret is also proposed on this elevation above the principal entrance door, creating an attractive corner feature to the house referencing a form which is inherent to Kendrick Road and the Conservation Area.

The existing ground floor flat-roofed side extension's parapet wall is proposed to be raised with brickwork to match existing with a curved coping detail to accommodate the replacement pitched roof behind.

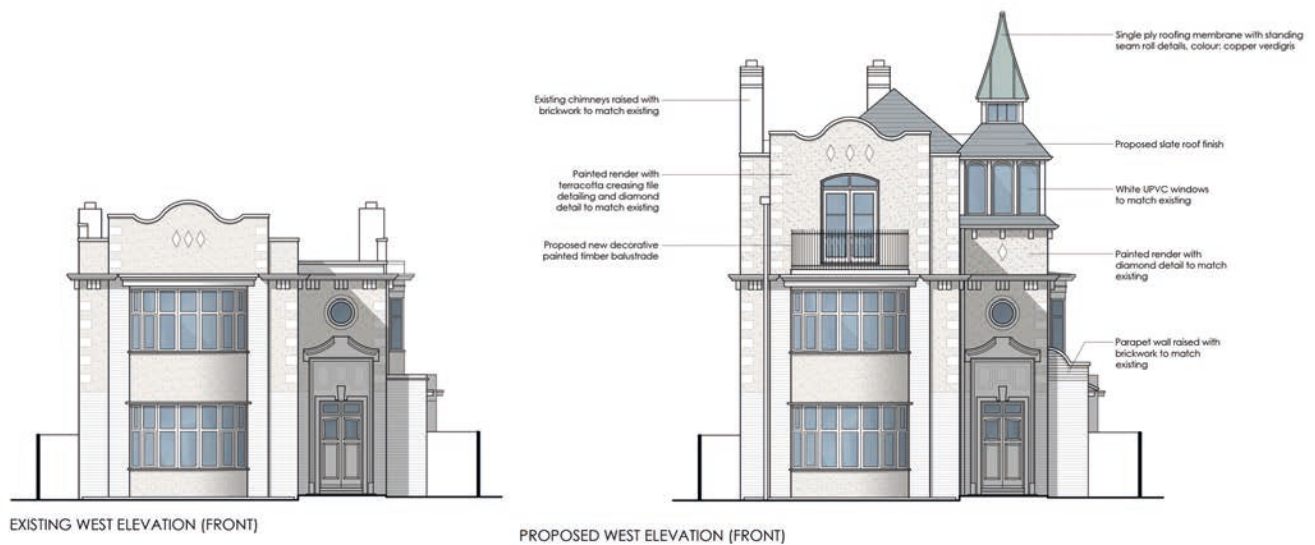


Fig.7: Existing & Proposed West/Front Elevations, drawing nos. 18004-PL-05A & 18004-PL-10A

South / Side Elevation

The existing single-storey side projection is proposed with a pitched lean-to roof on the south elevation, with new roof lights and finished in slate.

The raised parapet is proposed with window aprons and diamond pattern details to match the original illustrated in historic photograph (Fig.5).

Slate hipped-roof dormer windows are proposed within the pitched roof extension.

The south facing chimney is proposed to be demolished and a portion of the retained chimney at the rear is proposed to be removed to allow for a rationalised layout and proposed roof structure.

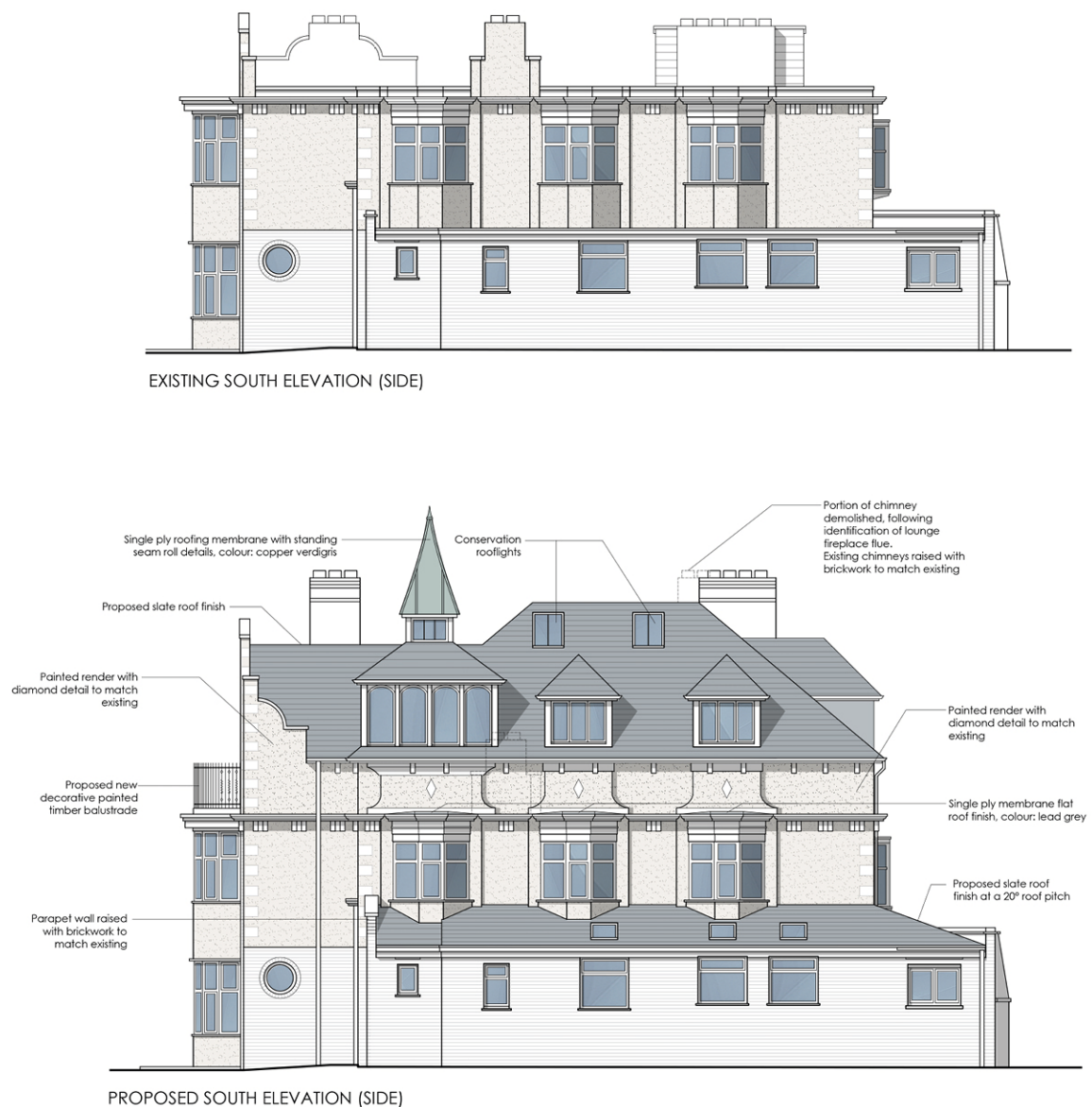


Fig.8: Existing & Proposed South/Side Elevations, drawing nos. 18004-PL-05A & 18004-PL-10A

East / Rear Elevation

To the rear elevation a hipped-roof dormer window is proposed within the rear of the pitched roof extension serving the proposed rear second floor bedrooms.

On the ground floor a timber pergola structure is proposed within the extent of the existing rear terrace.

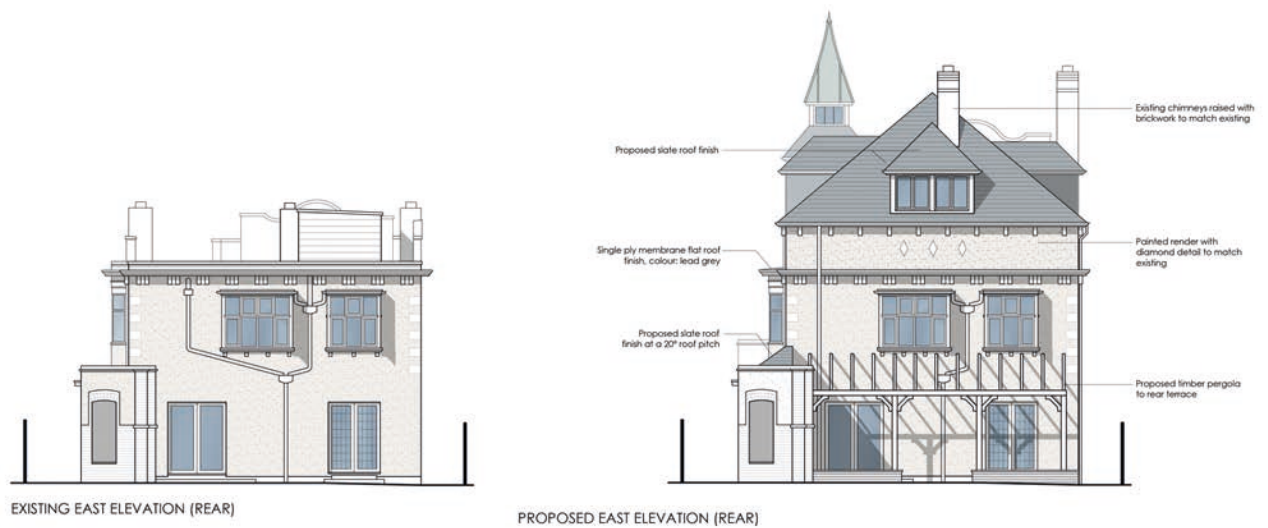


Fig.9: Existing & Proposed East/Rear Elevations, drawing nos. 18004-PL-06A & 18004-PL-11A

North / Side Elevation

It is proposed to extend the chimney on the north elevation and introduce the diamond pattern details and finishes (brickwork and render) to match existing.

3no. small hipped-roof dormer windows are proposed on this elevation, centred above the existing windows below. The 3no. existing first floor windows have a raised render surround proposed in order to regularise and improve their appearance.

A pair of small arch-headed windows are proposed on the ground floor either side of the chimney breast.

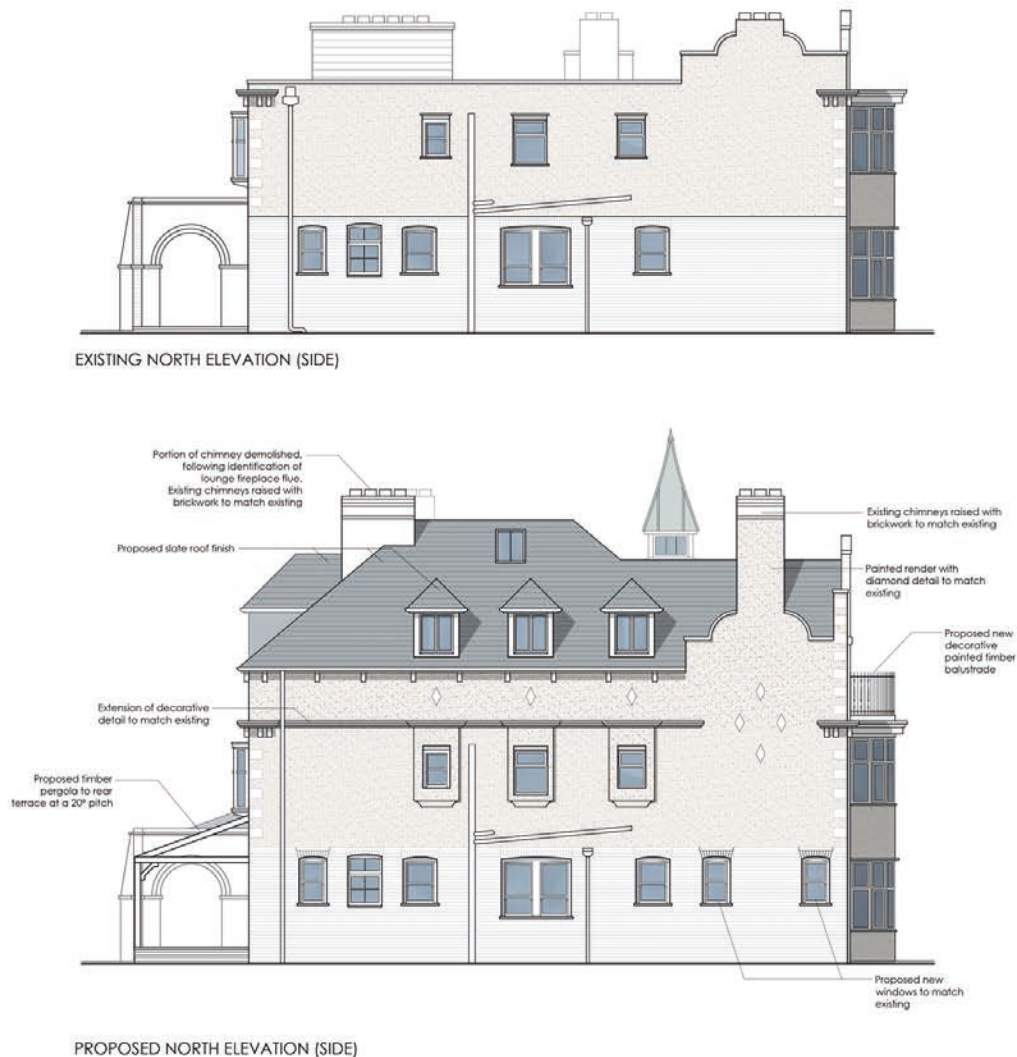


Fig.10: Existing & Proposed North/Side Elevations, drawing nos. 18004-PL-06A & 18004-PL-11A

The proposed alterations and roof extension will provide significant practical benefits to the dwelling and provide significant visual enhancement to the building and the wider Conservation Area. The proposed external building features will also correspond and contribute positively to the 'eclectic fashion of the late 19th century domestic design' identified by the Conservation Area appraisal document in relation to No. 15 Kendrick Road and its neighbours.

8.0 Landscaping

The scheme proposes minimal alterations to landscaping of the site. A pergola structure is proposed above the area of existing paved terrace in the rear garden.

10.0 Access

There are no material changes proposed to the existing vehicle and pedestrian access into the site.