

Hanover House,
202 Kings Road, Reading
Design & Access Statement
(including Heritage Statement)



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1.0 Introduction

Hanover House is a six and eight storey building fronting King's Road which is the eastern approach to Reading city centre. It was built in the 1960s as offices and was recently converted to residential units.

The precast facades were overlaid with composite metal cladding in the late 1980's when new windows were also installed.

This application is for the removal of the composite metal cladding which is necessary to satisfy the Berkshire Fire Service on fire safety grounds, and results from the concerns resulting from the Grenfell fire. No other works are proposed as part of this application.



Aerial view from the north-west



2.0 Description



Car Parking view below the main building



Car Parking view to rear facade

Following the knowledge gained from the Grenfell fire disaster all tall residential buildings were subject to checks on their cladding and the Berkshire Fire Service reviewed Hanover House as part of this process.

The metal cladding was investigated and found to be a form of aluminium composite cladding used in the 1980's, forming the overcladding to the original precast concrete cladding. This metal overcladding was tested and failed the DCLG fire test and was therefore categorised as a Grade 3 material.

Interim measures were immediately implemented to close the car park below the building and the fire authority require that the metal overcladding is removed, resulting in the facades returning to the original decorative concrete cladding which is non-combustible.

The development team who converted the building into residential units a few years ago are assisting the Hanover House Residents' Management Company Limited with this process, although the conversion of the building to residential units was completed well before the Grenfell fire.

The requirement for this application to remove the over cladding is therefore necessary to address health and safety requirements, and to satisfy the Berkshire Fire Service.

Following consultations with Reading Borough Council's planning authority, the residents management company was advised that the removal of the overcladding would require a planning application to be submitted.

It therefore needs to be understood that the cladding must be removed as soon as possible for matters relating to life safety, but the applicant is following the planning process, as required by Reading Borough Council, prior to removing the cladding.

3.0 Heritage Statement

The building sits within the Eldon Square Conservation Area, which was established in 1972 as Reading's first conservation area.

Eldon Square Conservation Area lies well within urban Reading on the east side of its medieval core and about 1 km south east of the town's modern shopping centre.

This conservation area lies between London Road and Kings Road, two wide and heavily trafficked east-west routes through Reading. Eldon Road, the north-south spine within the conservation area is a major route linking Kings Road and London Road. Watlington Street was also once a thoroughfare between Kings Road and London Road but is now closed to traffic at its northern end.

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Hanover House was an unusual modern intervention within this conservation area which otherwise has special interest that justifies designation of the Eldon Square Conservation Area as a result of the following key characteristics:



The Eldon Square Conservation Area

Extract from The Eldon Square Conservation Area Appraisal by the Conservation Group from Reading Borough Council.

3.0 Heritage Statement

- 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 which is 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, who died in 1935.
- Nos 163 to 189 Kings Road, a row of prestigious Bath stone former early 19th century residences with good quality Classical and Italianate detailing, which are in close proximity to Hanover House .



Archive image with the original precast facade.

The architectural and historic interest of the area's buildings includes good examples of small mid 19th century terraced houses which are likely to have been occupied by workers in the nearby Huntley and Palmers, who were the largest employer in 19th century Reading.

Materials within this conservation area include the prevalent use of Bath stone, local brick and iron railings.

Hanover House was a modern insertion within this landscape, with its original concrete cladding being a modern interpretation of the former stone façade materials – combining concrete, steel and glass in its architecture.

Original photographs illustrate the design and materials, and therefore this application seeks to return solid elements to the facades back to their original form. The horizontal precast cladding has exposed coloured aggregate finishes whereas the exposed columns within the facades to the rear block have smooth finishes. These surface finishes will be retained.

The original precast concrete is sensitive to the character and appearance of the Eldon Square Conservation area having been consented and constructed in this form originally. The building will therefore be returning to its original form which is considered to be an improvement in visual terms.

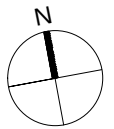
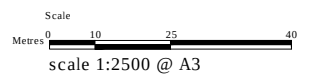
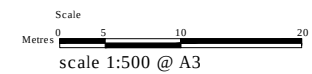
4.0 Cladding Details



Overcladding removed to show original smooth concrete columns



Overcladding removed to show original precast concrete cladding



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Title:	Site Plan Block Plan	

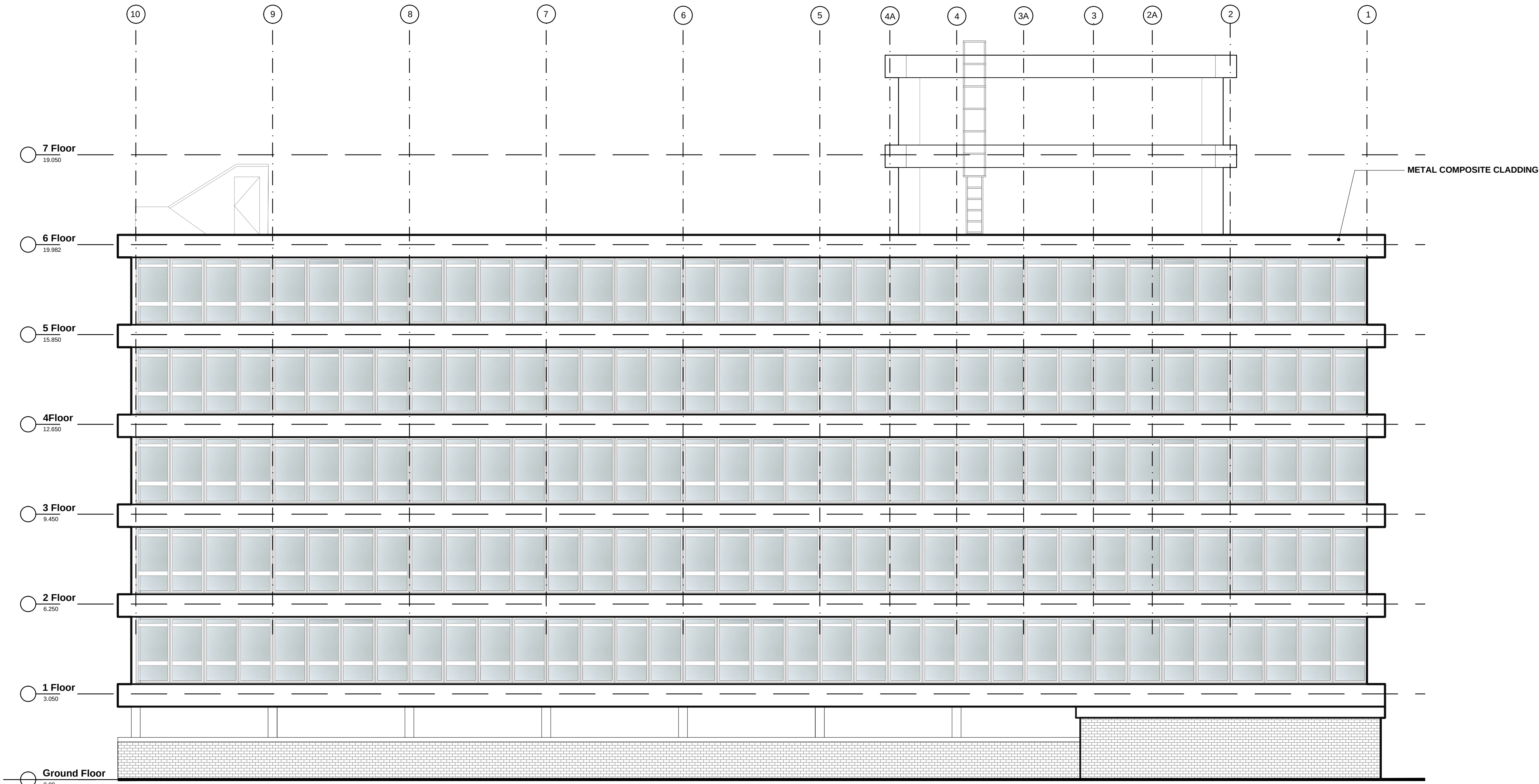
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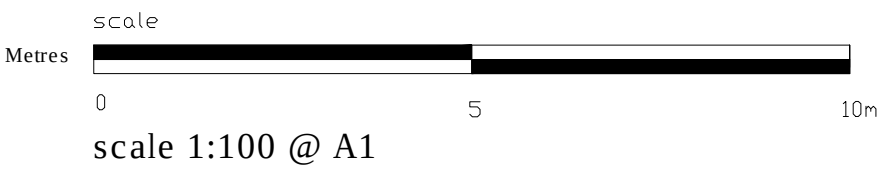
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Notes:

Rev:	Description:	Date:	Dwn:	Chk:	Iss:
P10	Planning Issue	02.07.18	NP		RE



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Project:
Hanover House, 202 Kings Road, Reading

Drawing Title:
Existing North Elevation

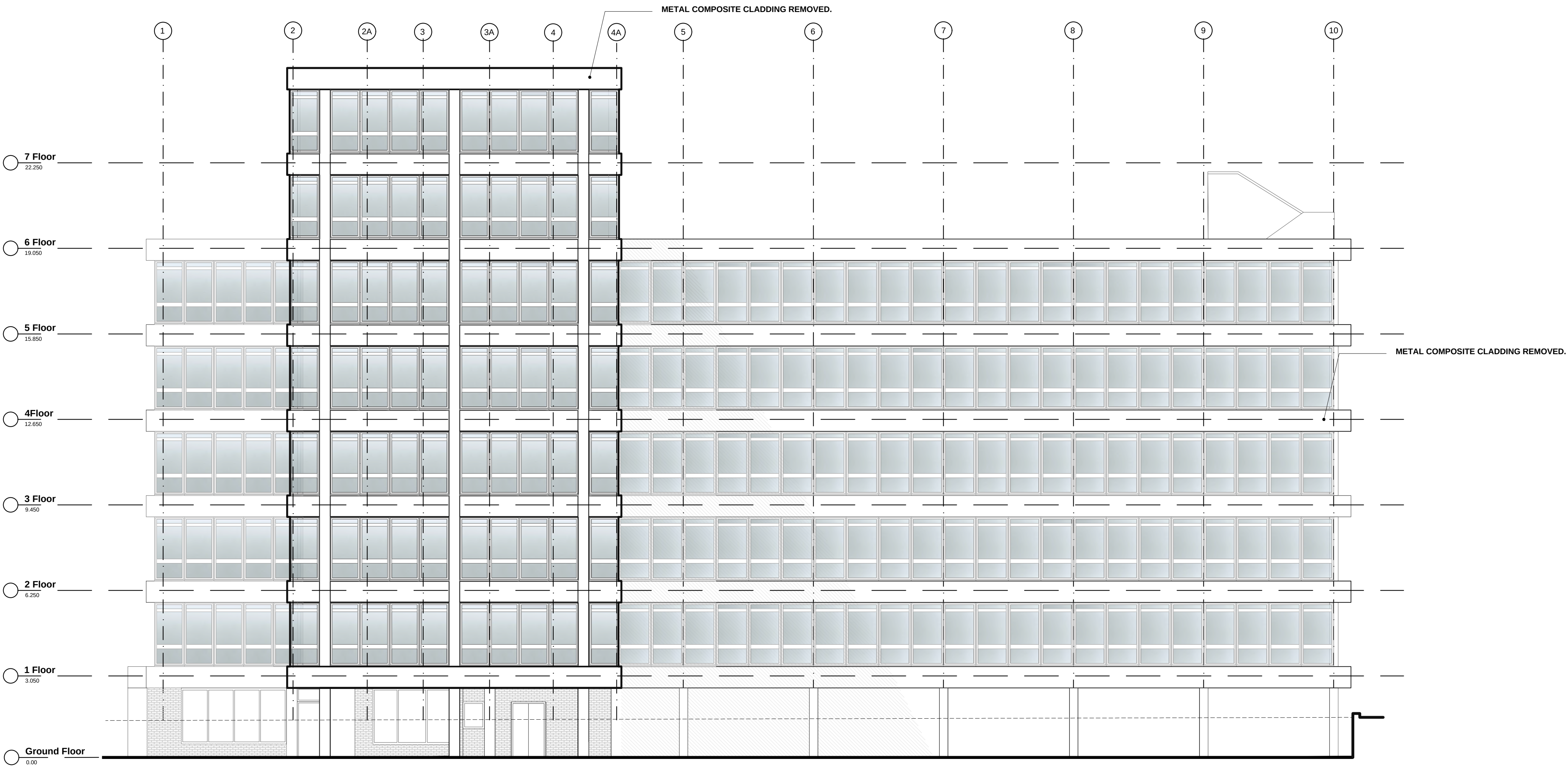
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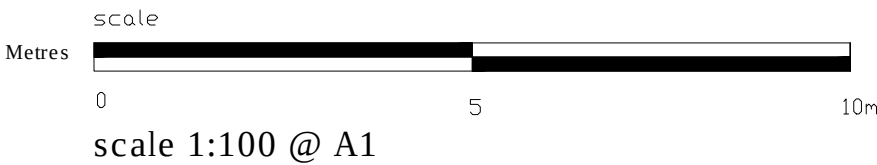
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Existing South Elevation
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Project:

Hanover House, 202 Kings Road, Reading

Drawing Title:

Existing South Elevation

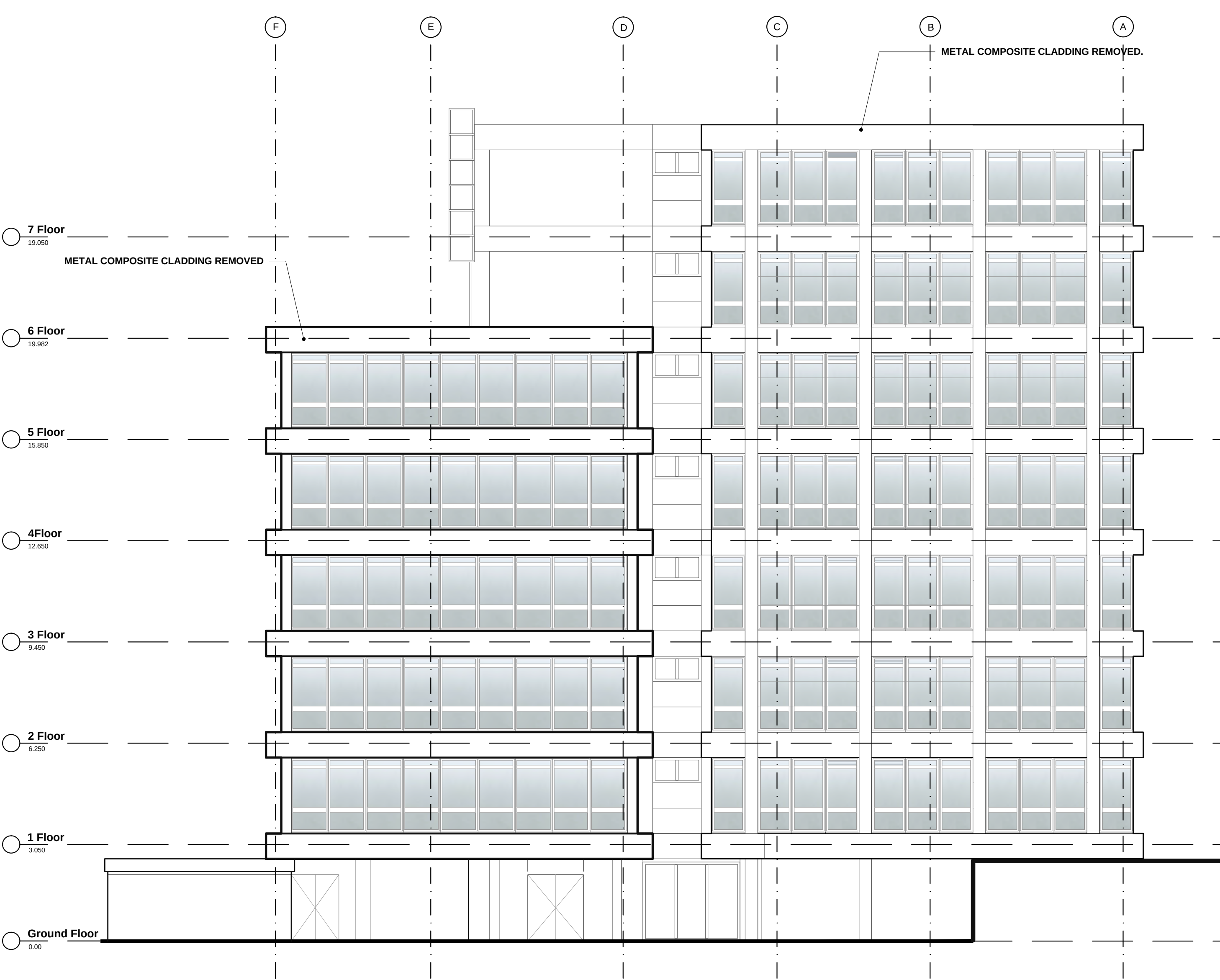
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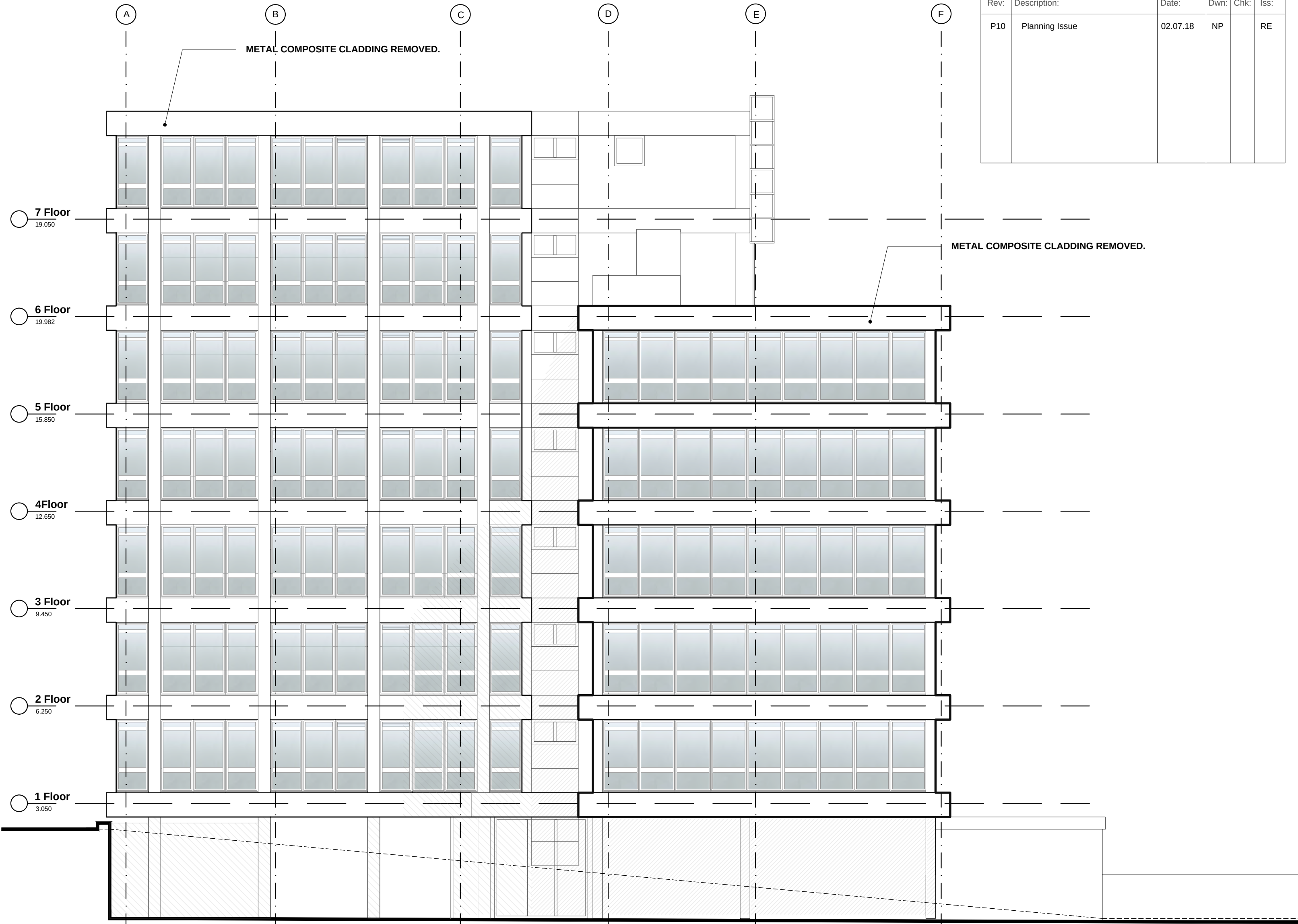
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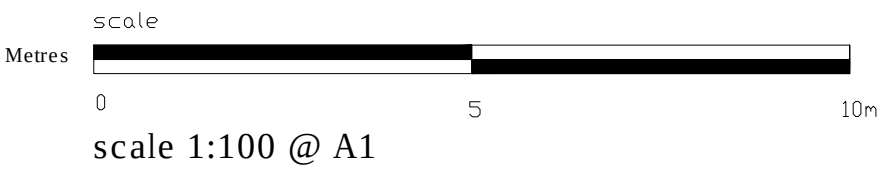
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Existing West Elevation
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Existing East Elevation
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Project:
Hanover House, 202 Kings Road, Reading

Drawing Title:
Existing East - West Elevations

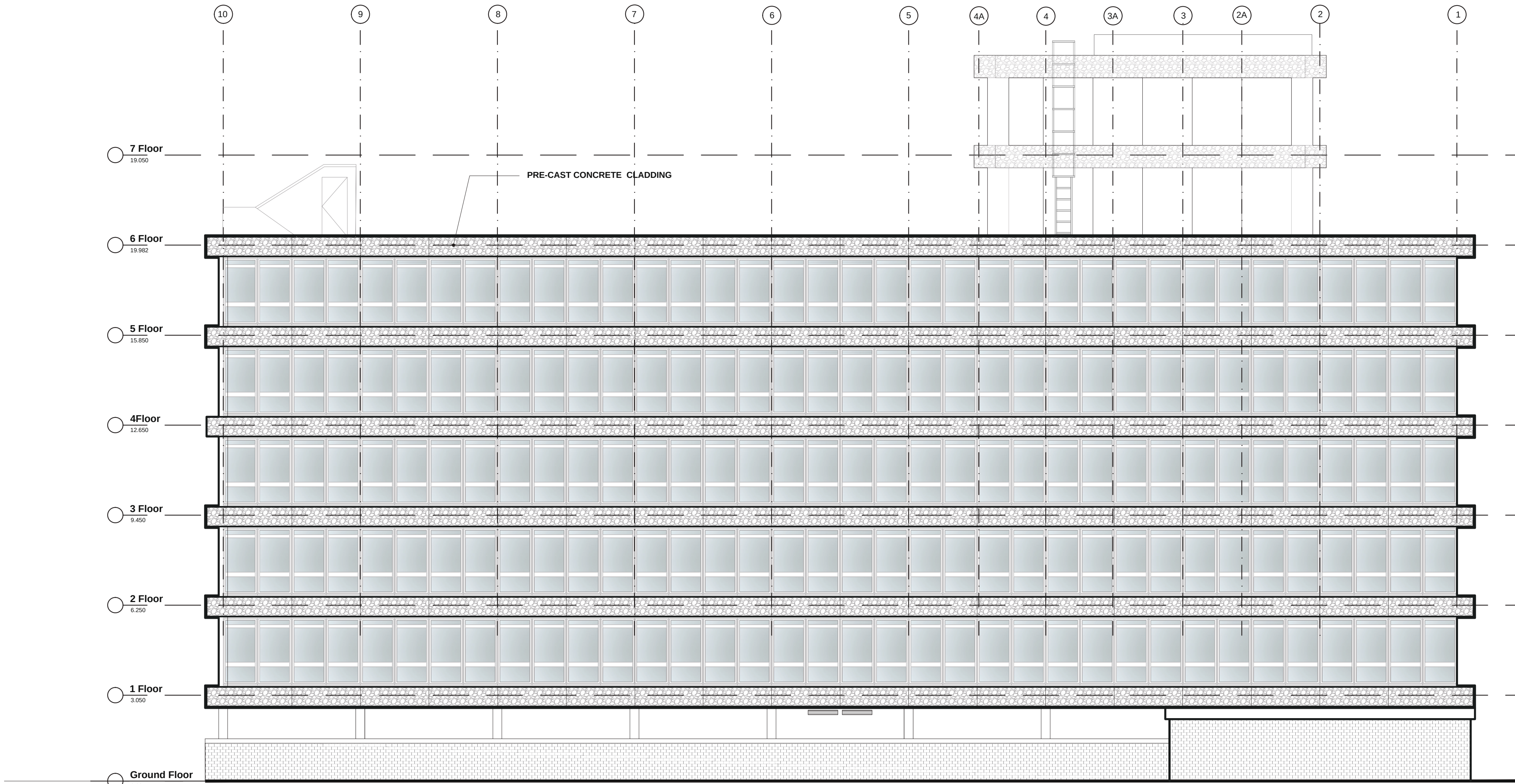
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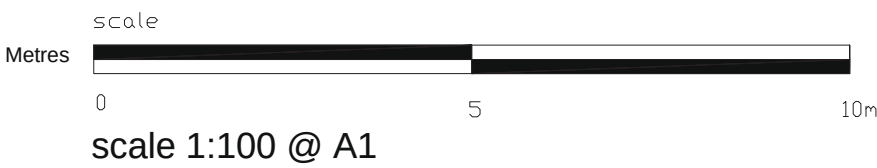
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Proposed North Elevation
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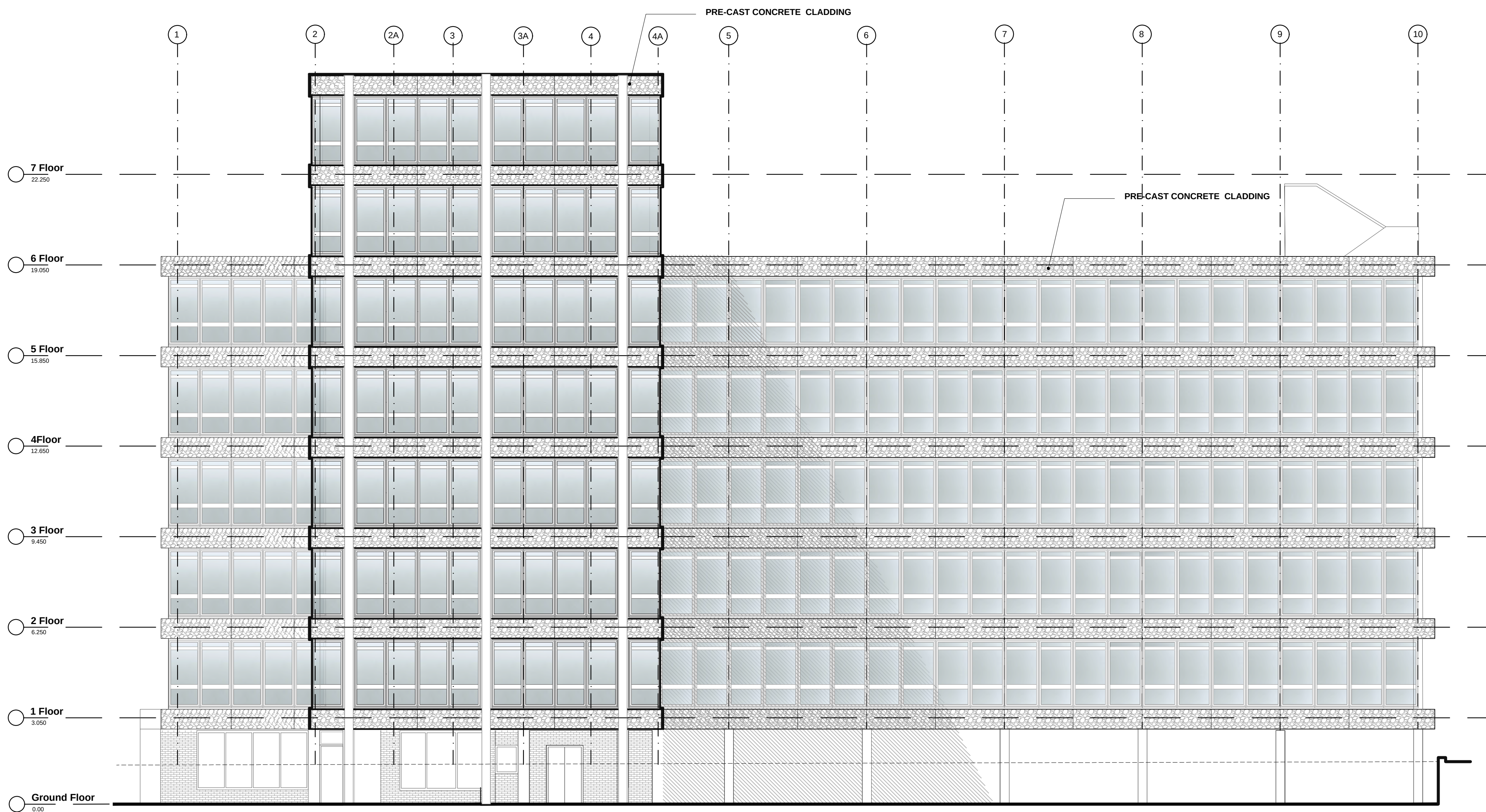
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Project No: 14025	Drawing No: A-10-301	Rev: P10	

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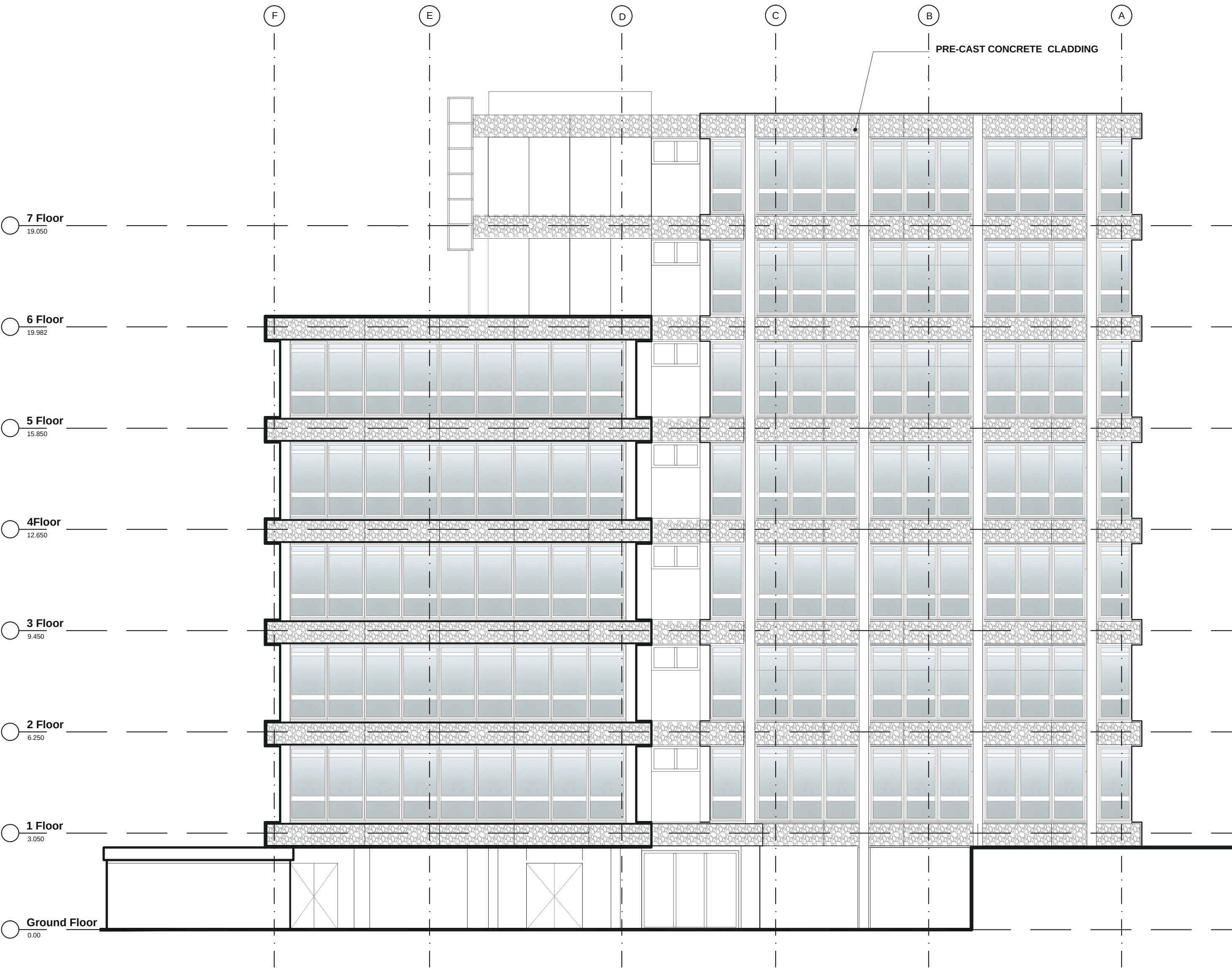
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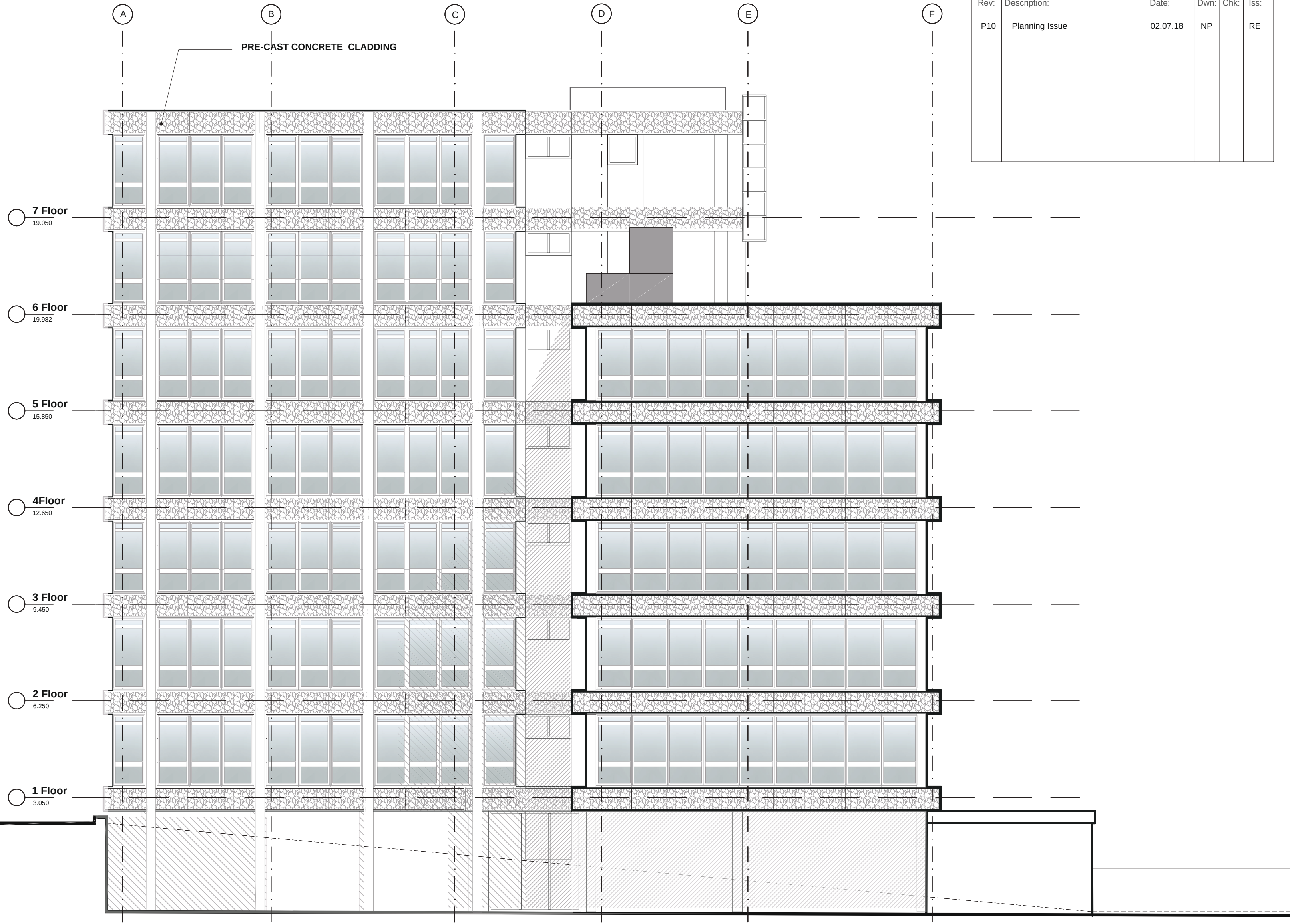
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Proposed West Elevation
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Proposed East Elevation
1:100

Project:
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Drawing Title:
Proposed East - West Elevations

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Scale 1:100 @A1	Drawn By: SS	Issued By: JM	Date: 29.05.15
Project No: 14025	Drawing No: A-10-302	Rev: P10	

