

HERITAGE STATEMENT, 45 OAKLANDS, HAMILTON ROAD, RG1 5RN. FRONT DOOR REPLACEMENT AND INTERIOR DOOR REPLACEMENT

1. ABSTRACT

45 Oakland's is a ground floor flat and is part of the Oaklands Estate on Hamilton Road Reading. The site is in a conservation area and the building themselves are grade 2 listed. This document aims to describe the nature of the site and of the works.

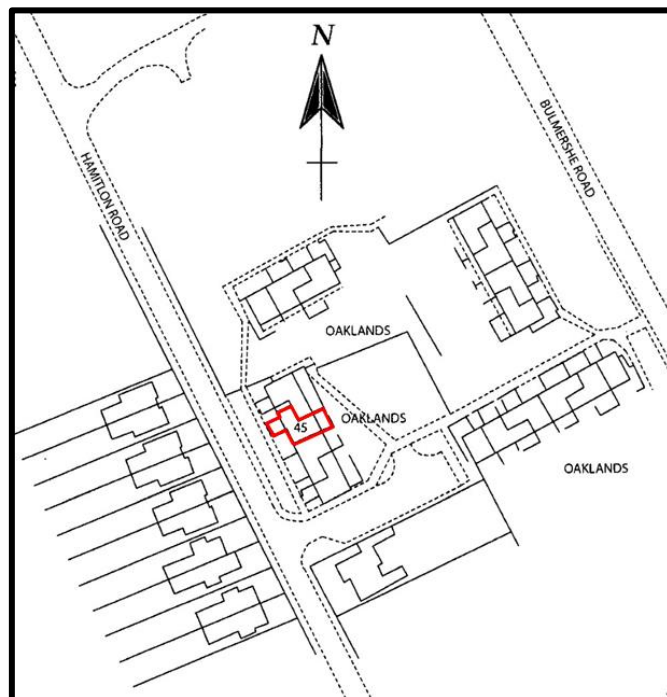
In summary the proposal is to

1. Replace the front door with a door of identical proportions.
2. Replace three interior non-original doors with something more in line with the 1960's style

The proposal has been put forwards to the council of management to and is highlighted in the SCOPE OF WORK section of this statement.

2. LISTING: ENTRY NUMBER 1411952

A plan of the site is given below for reference, where No. 45 is highlighted in Red:



The following information has been extracted from the historic England Website from the following (grey italics) URL:

<https://historicengland.org.uk/listing/the-list/list-entry/1411952>

Nos. 42-51 Oaklands

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Nos. 42-51 Oaklands

List entry Number: 1411952

Location

Nos. 42-51 Oaklands, Hamilton Road, Reading, Berkshire

The building may lie within the boundary of more than one authority.

County:

District:

Reading

District Type:

Unitary Authority

Parish:

Non Civil Parish

National Park:

Not applicable to this List entry.

Grade:

II

Date first listed:

04-Feb-2013

Date of most recent amendment: Not applicable to this List entry.

List entry Description

Summary of Building

Block of six maisonettes set over four flats, built 1967 to the designs of Frank Briggs and Peter de Souza of Diamond Redfern and Partners, with landscaping by Sheila Hayward.

Reasons for Designation

*Nos. 42-51 Oaklands, built in 1967 by Diamond Redfern and Partners, is listed at Grade II for the following principal reasons: * Architectural quality: an unusually well-planned and crisply-detailed housing scheme, combining frankly modern design with simple, homely materials in the manner of the contemporary Span Estates developments; * Landscaping: the landscape design by Sheila Hayward, which retains elements of the older gardens, is of high quality and succeeds in tying these overtly contemporary buildings into their leafy Victorian setting; * Group value: the five listed residential blocks form a clearly defined group.*

History

This is a private development of unusual character. Oaklands was the name of the large Victorian house previously on the northern part of the site, which with its extensive grounds was developed with the five blocks of flats and maisonettes in 1967. The promoter of the scheme was the house's owner, J A Spurgeon, a descendant of the famous Nonconformist family; one block (Nos. 35-48) was retained for letting to retired Baptist ministers and their families. There are 21 flats and 29 maisonettes in all, with landscaping by Sheila Hayward that retained the lawns and mature trees of the original garden as well as red-brick garden walls and an apple store. Facilities for residents included a laundry block and several rows of garages. The scheme won a Ministry of Housing Award in 1969 and a Civic Trust Award in 1972.

The development model of small groups of houses or flats, designed in a homely yet frankly modern style and set in landscaped grounds, was pioneered by Span Developments Limited in the London suburbs during the 1950s, and afterwards imitated by other developers such as Wates. The firm of Diamond Redfern & Partners specialised in housing work in both the public and private sectors. Much of their work was in Ireland, including the much-admired Castlepark Village development at Kinsale, County Cork.

Details

MATERIALS: Heavily raked dark brickwork, with horizontal white weatherboarding and bands of black vertical boarding to upper floors; flat roofs.

PLAN: The block is of three storeys and comprises six maisonettes on the upper two floors with four flats below. Each dwelling has its own external doorway on the west side of the block. The flats and maisonettes have varying plans of 2 bedrooms and 2-3 bedrooms respectively.

EXTERIOR: On the west (entrance) side, projecting brick walls form a series of irregularly-shaped yards enclosed by white boarded timber gates. Original front doors are of white-painted timber with two large glazed panels. Windows are centrally-hinged black timber casements, those to the upper floors set in bands of black vertical boarding; the living-room windows are taller, creating a varied pattern of fenestration. On the east (garden) side, the flats have glazed sliding doors with black timber surrounds opening onto semi-enclosed patios.

INTERIORS: Original internal fittings, including built-in cupboards, glazed partitions to living rooms/kitchens and timber handrails to stairs, survive to varying degrees across the estate.

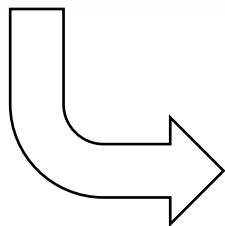
3. SCOPE OF WORK

The scope of the work is to replace the front door with an identical door and the replacement of three internal doors (which appear to be from the 80's) with something more in line with the age and style of the building. While no information has been made available about the original interior doors of the building, every effort has been made to retain the 60's feel and style of the architecture by use of an appropriate door style with glazing and of quality materials. The original fittings on the current doors will be used on the new doors

Front Door Replacement

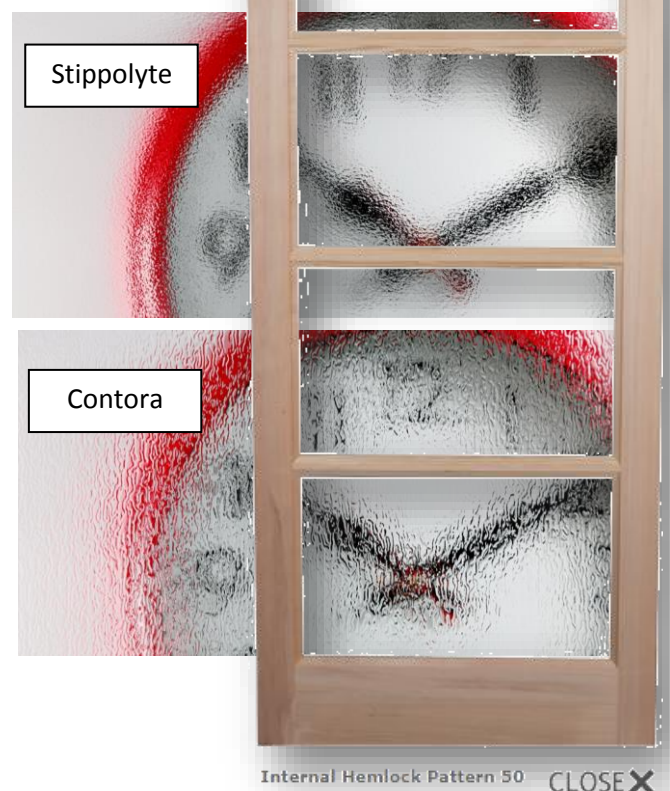
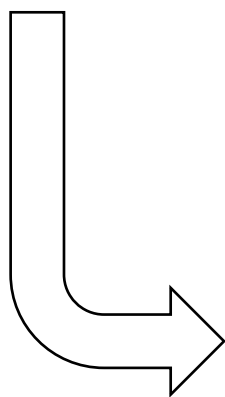
- The front door is in need of replacement due to Rot.
- It will be replaced by an identical hardwood door shown below with Pilkington "Reeded" toughened glass
- The existing fittings will be used on the new door structure

Some images are given below



Interior Door Replacement

- 3 interior doors are clearly not original and cheap laminated doors with corrugated filling.
- The Bathroom door is moulding
- Imaged below: Main bedroom, Bathroom, Small Bedroom
- They will be replaced by a Hemlock hardwood door "pattern 50" shown below
- The doors will have either Pilkington "Contora" or "Stippolyte" glazing
- This door style is typical of buildings from the 1960's in the UK and will use the existing door handles shown
- The existing fittings will be used on the new door structure



4. CONSULTATION

Other than the consultation with RBC, regarding the planning aspects and approval of the modification, The Applicant has also been in consultation with The Management Company for Oaklands (Cleaver Property Management) who has also been consulting with The Oaklands Council of Management

The Oaklands Council of Management are reviewing the changes.

5. BLOCK 42-51 Photo



Google street view

<END>