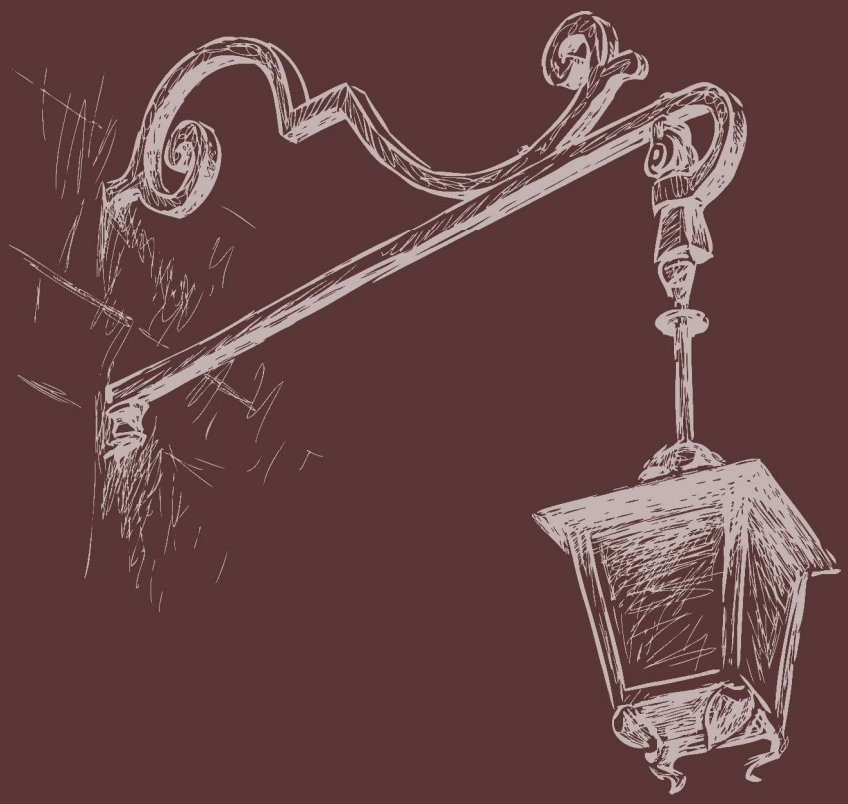
85 Hamilton Road, Reading

DESIGN & ACCESS, PLANNING AND HERITAGE STATEMENT

HOUSEHOLDER APPLICATION



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1. Introduction

1.1 Introduction

This Householder Application Design Statement has been produced by JETArch Design on behalf of the owners to 85 Hamilton Road. It forms part of a comprehensive package of information submitted for a Householder Application for 85 Hamilton Road, Reading.

This document has been prepared to illustrate the design principles and concept that underpin the application proposal. Our vision is to create an attractive and high-quality garage attached to the existing dwelling that focuses on staying sympathetic to the context and conservation area.

The proposal seeks approval for a single storey side attached garage that replaces a previous garage on the site. There is space for two parking spaces plus the garage on plot and the owners have an allowance of on street parking.

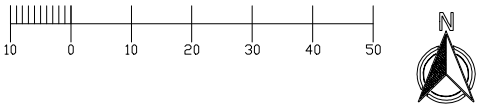
This application includes a detailed set of plans including a Site Location Plan, Existing and Proposed Plans and Elevations and Existing and Proposed Block Plans.

Description

The Property is located on Hamilton Road in the South Park Conservation area. The Conservation area is made up of mid to late Victorian and Edwardian properties and was designated in 1988. 85 Hamilton Road is a large, detached brick Victorian house built in 1864. The property is identified as a “Building of Townscape Merit” in the South Park Conservation Area Appraisal and was specifically mentioned in the 25 Feb 1988 report. The property is a significant example of bracketed eaves, Bath stone mouldings around windows with string courses and an ornate stone-clad porch. The listing also notes a gabled slate roof, however this is an error as the roof is hipped on all sides. The property is set back from the public highway with a low-level brick and black painted ironwork railing flanked by piers typical of the street. The railing and piers are not listed under the specifics for no. 85 in the Conservation Area Appraisal.

1.2 Site Location and Application

Figure 1. 1872 Map of Hamilton Road



SITE BOUNDARY

Figure 2. Site Location Plan

2. Site Context

2.1 Existing Site Photographs

85 Hamilton Road

85 Hamilton Road is a large, detached Victorian house built in 1864 and is situated in the South Park Conservation Area. The property is identified as a “Building of Townscape Merit” in the South Park Conservation Area Appraisal and is a significant example of bracketed eaves, Bath stone mouldings around windows with string courses and an ornate stone-clad porch. The property has a slate hipped roof with prominent chimneys. The property is set back from Hamilton Road, which is typical of the street, with a front garden and parking on plot. There is a low level brick and black painted ironwork railing with gates to the front boundary. Many other properties on the road have similar railings, brick walls and planting to front boundaries. There are many examples on Hamilton Road of on plot parking with side garages. 85 Hamilton Road currently has an existing side garage which is proposed to be replaced with a superior design quality garage.

Many properties along Hamilton Road have had large rear extensions over the years with some being converted to HMOs. The works to 85 Hamilton Road propose to repair, reinstall and restore many of the original internal features as well as the extension work.

The property has mature trees at the end of the garden which will be unaffected by the works. Suitable safeguarding will be put in place during construction.

There is a significant slope/drop to the rear of the property down the garden as views in Figure 7. View D.

Figure 3. Photograph Location Plan

Figure 4. View A

Figure 5. View B

Figure 6. View C (prior to demolition)

Figure 7. View D (before previous extension)

Figure 8. View E - Image taken from Google Maps

2.2 Local Built Character

Hamilton Road

Figure 9. Aerial View of Hamilton Road, Reading

Urban Form

Large detached houses adorn both side of Hamilton Road. The set backs seem uniform on one side with more variation on the other, some set further back from the road down paved drives, and others closer to the road. Parking is generally to the front or side with garages, attached down one side of the street and larger detached garages the other. The built form of Hamilton Road and the surrounding area is quite dense close to the town centre. The urban form of Hamilton Road varies but is uniformly populated around the site. The site is situated in the South Park Conservation area and is surrounded by a number of properties with local merit. There are a number of Listed buildings within the Conservation Area but none in closer proximity to no. 85.

Open Spaces

The site is close to the centre of Reading and therefore open spaces are limited in the vacinity. Palmer Park is the closest open space.

Road Hierarchy

Most plots are set back from the road with front gates or vegetation. Most properties have short driveways either to the front or side. Parking is generally to the side with large detached garages or carports.

Building Heights

The majority of properties are 2.5 and 2 storeys with occasional 3 storeys.

Figure 10. 85 Hamilton Road - Google Maps

Figure 11. University of Reading School of Education - Google Maps

Figure 12. White House - Google Maps

Figure 13. Foxhill House

Figure 14. 83 Hamilton Road - Google Maps

Figure 15. 120 Hamilton Road - Google Maps

Figure 16. 81 Hamilton Road - Google Maps

Figure 17. 87 Hamilton Road - Google Maps

2.3 Conservation Area and Heritage Assessment

The South Park Conservation Area comprises an essentially mid to late Victorian and Edwardian suburb of Reading, mainly centred on Eastern Avenue and Hamilton Road, which run north-south between the main Wokingham Road (A329) east out of Reading to the north and to and across Crescent Road to the south. It was formally designated on 28 April 1988 following a period of public consultation, which resulted in the enlargement of the originally proposed area. The planning background to this Conservation Area designation requires some explanation. The background to the designation of South Park as a Conservation Area lies first in the drawing up of a planning brief for a wider area, whose full title was "South Park: A Planning Policy to Protect the Physical Character of a Victorian Suburb". This was dated January 1976.

The Planning Policy was drawn up for a wider area than was to subsequently become the Conservation Area subject of this appraisal, and indeed the Conservation Area as originally proposed was actually much smaller than was subsequently designated. The original proposal was for two small fairly coherent areas concentrating on what were considered to be the very best buildings in the area. However, as a result of public consultation, further areas were recommended for inclusion which would have resulted in a series of rather irregular areas being designated. As a result, the Conservation Area as finally approved was defined by drawing a line round the perimeter "to make it more manageable". The resulting area therefore contained a considerable variety of properties, but which together demonstrated a special architectural and historic interest the character and appearance of which it was desirable to preserve or enhance. The key principles were to avoid redeveloping designated "important buildings"; minimum plot sizes for redevelopment in comprehensive schemes; new buildings to be designed to a similar scale, massing, and building line to existing buildings; materials used to match those in the locality; and the retention and enhancement of the area's "open", tree covered character. This has generally been adhered to since the designation of the Conservation Area.

The sheer variety, exuberance and blending of the architectural styles of the mainly Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of many boundary walls and railings throughout the area which, together with mature tree cover, also give the area its coherence. The earliest houses date from around the 1840s (for example the listed buildings), with a steady spread of development through the nineteenth century. The area is however interspersed with a number of more modern flat developments which tend to offer less to the character of the Conservation Area than the older buildings, although there are good examples of modern infill developments of individual houses, which preserve the character and appearance of the area.

The Conservation Area is, generally speaking, a fully built up urban area composed of continuous frontages of two and three-storey buildings with front gardens to the back of pavement edge, albeit with a prevalence of large properties on large plots, allowing significant tree cover within plots. There are no areas of public open space within the Conservation Area itself, but the nearby Palmer Park is available to residents for informal and formal recreation. The presence of many fairly substantial properties in commensurately large grounds, typically bounded brick walls and railings and containing significant tree cover, provide a good setting for individual properties and the character of the Conservation Area as a whole.

With the exception of a few stucco buildings, the buildings in the Conservation area are generally of brick, which is one of the distinguishing features of Reading's architecture. Brick was a popular building material in the nineteenth century and the ready availability of different coloured bricks provided the opportunity for the lively polychromatic brickwork found throughout this part of Victorian/Edwardian Reading. The town had several brickworks, the most notable being S & E Collier Ltd at Water Road and Elgar Road and two brick works in the Tilehurst area.

The Site is located to the southern end of the Conservation Area as shown in Figure 18. The teal coloured properties are building with "Townscape Merit" and the red properties are Listed Buildings.

Title: **South Park Conservation Area**

Drg.No.:

Produced by Planning Section

Scale at A3 : 1:2000

Ref : LAP33291

Date: 04/08/2008

Reading BOROUGH COUNCIL

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Figure 18. South Park Conservation Area Map Extract

2.4 Material Examples in Area

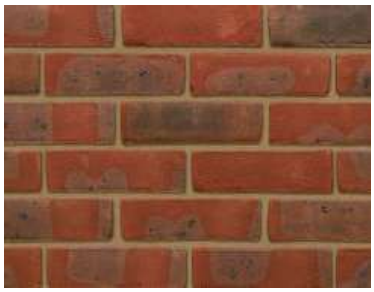
There are a mix of materials used in the area with a lot of brick, stone, render and slate roofs. The immediate area is dominated mostly by brick, with slate tile roofs. The only exception to this seems to be number 81 which unfortunately has had a concrete tile roof put on in the last few years. Looking to the wider area of South Park, there is a good mix of brick and render with occasional tile hanging. There are a mixture of roof pitches with gable fronted and front to backs with numerous large chimneys.

85 Hamilton Road is a great example of the minimal palette of materials used in the area. The Bath stone front porch however seems to be unique to the street.

Red/Brown Clay Tile

Slate Tile

Sash Windows



Red/orange Brick

Iron Railings and Brick Piers

Chimneys

Figure 19. Brick and ironwork front boundaries

Figure 20. Large feature chimneys

Figure 21. Side Garage

2.5 Appearance & Character Summary

Front to back and hipped roofs dominate the immediate area, with little to no examples of front dormers. The detached properties generally sit on large areas of associated land including front and rear gardens.

Most properties in the area are 2 or 2.5 storeys (not including basements). Set mostly in a linear fashion along Hamilton Road, albeit with large set backs. Large feature chimneys are present on most buildings with large white sash windows and stone detailing.

Boundaries facing onto the road include metail railings and timber fences with maintained planting. Front gardens are mostly large due to properties being set back.

Figure 22. Birck detailing to 91-95 Hamilton Road

Figure 24. Front Gate to 120 Hamilton Road

Figure 23. Metal Front Gate

Site Form and Character	
Character Description	Urban
Urban Form	Linear, set along Hamilton Road
Building Form	
Building Types	Predominantly large detached some semis
Building Heights	2 to 2.5 storeys
Frontage	Large set backs from road
Public Realm	
Landscape	Large trees on plots
Boundary Treatments	Large front gardens with metal railings and fences and retained trees & hedges
Materials & Details	
Building Materials	Brick, stone work, tile hanging and render
Roofs	Slates, gabled and hipped
Details	Large chimneys and sash windows

3. Design Proposals

3.1 Appearance and Character

A comprehensive analysis of the local character precedents can be seen under sections 2.2, 2.3 & 2.4.

The proposal seeks approval for a single storey attached side garage. There is space for two parking spaces plus the garage on plot and the owners have an allowance of on street parking.

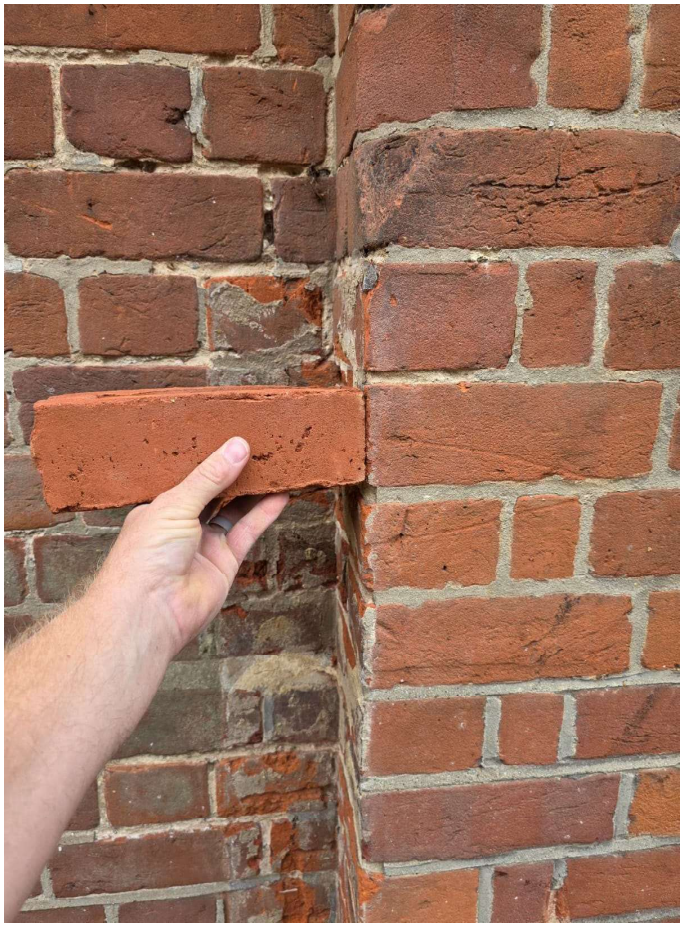
The front elevation will be retained in its entirety.

The garage is set back over the footprint of the previous garage which was demolished.

Here we have specified the materials that will be used on the new garage.

The garage door will be a timber up and over garage door painted black to match the front door of the property.

Timber front door to house



Facing Brickwork - 68mm imperial red stock waterstruck

Roof tiles - natural slate CUPA 12

4. Planning Statement

4.1 Planning Policy and Appraisal

The NPPF clearly states (paragraph 2) that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a proposal complies with the policies contained within the development plan, the NPPF (paragraph 11) states that planning applications should be approved without delay. The development plan for Reading currently consists of;

• The Reading Borough Local Plan (2019); and

• The Design Guide to House Extensions

With the above in mind, it is clear that the key relevant policies are;

• Policy CC7 – Design and the Public Realm;

• Policy CC8 – Safeguarding Amenity;

• Policy H9 – House Extensions and Ancillary Accommodation;

• Policy EN1 – Protection and Enhancement of the Historic Environment;

• Policy EN3 – Enhancement of Conservation Areas

The Council also has a Borough Design Guide Supplementary Planning Document which will be considered through this planning application.

Policy CC7 (Design and the Public Realm) of the Local Plan is a general overarching policy. This policy seeks to ensure that proposals will:

• be of high design quality that maintains and enhances the character and appearance of the area;

• ensure that the development proposed makes a positive contribution to urban design objectives;

• respond positively to their local context and create or reinforce local character and distinctiveness;

• create safe and accessible environments;

• address the needs of all in society and are accessible;

• are visually attractive as a result of good high quality built forms and spaces.

The NPPF recognises that good design "is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." The proposed development would adapt an existing dwelling to suit the needs of the occupants. Adaptation is a key component of sustainability, ensuring that developments conceived now are capable of being adapted to meet social, economical and environmental needs of the future. High quality design is achieved through the restoration and implementation of contextual architectural features and forms. The dilapidated garage is to be replaced with a brick built garage of superior quality that is visually attractive and enhances the character and appearance of the area which also fits in with Policy EN3 of removing inappropriate later features. By reflecting the existing architectural typology the proposal responds positively to the local context and distinctiveness.

Policy CC8 (Safeguarding Amenity) of the Local Plan then seeks to protect neighbouring residents and properties by not causing a detrimental impact on the living environment of exiting residential properties in terms of:

• privacy and overlooking;

• access to sunlight and daylight;

• visual dominance and overbearing effects of development;

• harm to outlook;

• noise and disturbance;

• artificial lighting;

• vibration;

• dust and fumes;

• smell;

• crime and safety;

The garage creates a barrier to the private garden beyond and allows for storing of garden maintenance equipment in a secure location.

The garage is single storey and therefore will not impact sunlight or daylight to neighbouring properties.

Policy H9 of the Local Plan concerns the scale and appearance of development proposals in Reading, principally covering house extensions. A house extension must respect the character and appearance of the house in terms of scale, location, materials and design. It also must not present an overbearing impact on neighbours and result in a loss of biodiversity within gardens. It must respect the character and pattern of neighbouring properties and the street.

From the front elevation, the garage will infill an area where an previous garage was present. The previous garage filled the space between the side elevation of the property and the boundary. Being single storey and set back, the garage is subservient in nature and reflective of similar structures on the road. The materials and design reflect and match as close as possible the existing materials on the site. Brickwork has been chosen that matched the existing brickwork, with reclaimed materials used were possible.

Policy EN1 concerns itself with historic features and areas of historic importance. All proposals are expected to protect and where possible enhance the significance of heritage assets and their settings. The South Park Conservation area is designated because it has a particularly distinctive character and provides a strong link to the history of the area. This policy should be read in conjunction with Policy EN3.

Policy EN3 deals with the enhancement of Conservation areas. It states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. It puts significant consideration on applications which:

• Reduce visual clutter caused by negative factors;

• restore original building features;

• removing inappropriate additions or alterations to a building;

• protect and encourage maintenance of green spaces and trees;

• improve signage and street furniture;

• restoring or re-establishing appropriate paving, railings or walls;

• provide sympathetic landscaping.

The materials and design reflect and match as close as possible the existing materials on the site. Brickwork has been chosen that matched the existing brickwork, with reclaimed materials used were possible.

The garage has been set back from the front elevation and replaces a previous concrete pre fab garage that was not appropriate for a conservation area.

4.2 Conclusion

In conclusion, the proposed development accords with all the relevant policy requirements within the adopted development plan documents as demonstrated above.

The proposed development would adapt the property further and allow for secure parking and storage to the property. The garage achieves a design which is both subordinate and in keeping with the character of the host dwelling and the character of the Conservation Area.

As the proposals demonstrate a high-quality design in compliance with all relevant planning policies, the Council are respectfully requested to approve this application. Should the Council require any further clarity prior to a decision being issued, we would be pleased to assist.

JET