

HERITAGE STATEMENT

63A Hamilton Road, Reading, RG1 5RA.

Proposals: Erection of a single-storey outbuilding with flat roof

Date: June 2026

1. Introduction

This Heritage Statement has been prepared to support a planning application submitted to Reading Borough Council for works at 63A Hamilton Road. The property is an unlisted building located within the boundaries of the South Park Conservation Area.

In accordance with the National Planning Policy Framework (NPPF) and Reading Borough Council's Local Plan (Policy EN1), this statement assesses the significance of the heritage asset, evaluates the impact of the proposed development, and outlines the mitigation measures taken to protect the historic environment.

2. Assessment of Heritage Significance

The South Park Conservation Area, originally designated in April 1988, is an essentially mid-to-late Victorian and Edwardian residential suburb situated approximately 2 miles east of Reading town centre.

2.1 Character and Context of Hamilton Road

- **Architectural Style:** The character of Hamilton Road is characterised by substantial, well-detailed detached and semi-detached Victorian and Edwardian villas, interspersed with mature tree cover and cohesive boundary structures. The architectural style features a variety of gables, bay windows, intricate brick detailing, and natural slate roofing.
- **The Site (63A Hamilton Road):** The application site features a property that aligns with the late-19th to early-20th-century residential evolution of the area. It contributes positively to the street scene through its scale, materials, and domestic rhythm, reflecting the historic suburban growth of Reading.

3. The Proposed Development

The application seeks planning permission for:

"The construction of a single-storey outbuilding, featuring a matching red-brick finish and a flat roof with skylights"

The primary design objective is to ensure the development remains subservient to the host building while utilising a material palette that harmonises with the surrounding Conservation Area.

4. Impact Assessment and Justification

4.1 Impact on the Host Building and Street Scene

- **Visibility:** The proposed works are located strictly to the rear of the property and will not be visible from the public highway on Hamilton Road, thereby preserving the established historic street frontage.
- **Scale and Massing:** The outbuilding has been designed with a low profile to ensure it remains completely subservient to the original building, avoiding any overbearing impact on neighbouring properties or the wider conservation area.

4.2 Materials and Detailing

To preserve the architectural integrity of the South Park Conservation Area, the materials have been carefully chosen to match the existing building fabric:

- **Walls:** Red facing brickwork to match the original bond and mortar tint.
- **Roof:** Glass Reinforced Plastic
- **Fenestration:** UPvc double-glazed units to match the existing

Element	Existing Material	Proposed Material	Impact Evaluation
Walls	Red Brick	Red Brick (To Match)	Neutral Preserved /
Roofing	Natural Slate	GRP (to match)	Neutral Preserved /
Windows/Doors	Upvc glazed	Upvc glazed (to match)	Enhanced Preserved /

5. Trees and Landscape Contribution to Significance

The application site contains and is influenced by mature trees protected by Tree Preservation Orders (TPOs). These trees make an important contribution to the character and appearance of the site and the wider streetscape, providing visual amenity, landscape interest and a mature setting for surrounding residential properties.

The protected trees contribute positively to the significance of the site through:

- Their role in defining the established garden character of the area
- Their contribution to local townscape quality and visual amenity
- Their enhancement of the setting of surrounding buildings
- Their ecological and environmental value, including biodiversity benefits
- Their contribution to the leafy character that is characteristic of this part of Reading.

The proposed outbuilding has been carefully designed and positioned to ensure the retention and continued protection of all TPO trees. No tree removal, pruning or works requiring consent under the Tree Preservation Order are proposed.

The development has been designed to avoid adverse impacts on root protection areas and canopy spread, and appropriate tree protection measures will be implemented during construction where necessary.

As a result, the proposal will preserve the landscape contribution made by the protected trees and maintain the character and setting of the site. The retention of these trees ensures that their contribution to the significance of the site and surrounding area will remain unchanged following completion of the development.

6. Policy Compliance

The proposals have been informed by and comply with the following planning policies:

- **NPPF Chapter 16:** Conserving and enhancing the historic environment.
- **Reading Borough Local Plan Policy EN1 (Heritage Assets):** The design actively seeks to protect the special architectural interest of the South Park Conservation Area by using sympathetic materials, preserving the building's historic footprint, and maintaining the local townscape character.
- **South Park Conservation Area Appraisal:** The proposal retains the existing historic boundary walls and does not negatively impact the mature tree canopy or significant views outlined in the council's appraisal map.

7. Conclusion

The proposed single-storey outbuilding at 63A Hamilton Road has been designed to respect the character and appearance of the site and surrounding area through its modest scale, flat roof design, and use of materials that match the existing dwelling.

The proposal will preserve the significance and setting of the site, retain the existing brick boundary wall, and result in no harm to any heritage asset or archaeological interest. All trees protected by Tree Preservation Orders (TPOs) will be retained and protected, ensuring the continued contribution they make to the character, visual amenity and environmental quality of the site.

The development complies with the heritage objectives of the National Planning Policy Framework and relevant Reading Borough Council policies and is therefore considered an appropriate and sustainable form of development.