



75, Baker Street

Design, Access, and Heritage Statement

Internal Alterations

75, Baker Street
Reading
Berkshire
RG1 7XY

9 February 2022
Reference: 2108-600-P1
Client: Ms Linda Coombs



Contents

1. Introduction	Page 3
2. Site Location and Context	Page 4
3. Planning Policy	Page 5
4. Heritage Statement	Page 5
5. Planning History	Page 6
6. Design Proposal	Page 7
7. Area Schedule	Page 8
8. Access	Page 8
9. Waste Management	Page 8
10. Sustainability	Page 8
11. Ecology	Page 8
12. Photograph	Page 9-12



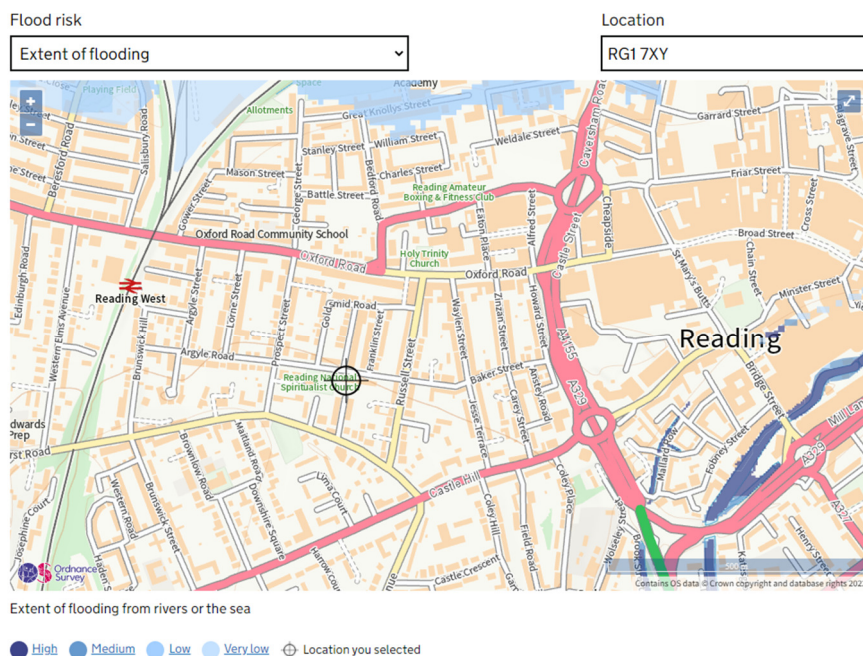
1. Introduction

This Design and Access Statement has been prepared by Holtham + Newman Architects Limited on behalf of Linda Coombs and outlines the proposal for internal alterations at 75, Baker Street.

This report will present the design proposal alongside relevant surrounding context and planning policies.



Google Maps image from Feb 2022



Extent of Flooding denotes site falling within Zone 1



2. Site Location and Context

The site is located on Baker Street and near to the junction with Clifton Street. Number 75 is within a terrace block of ten.no properties, third in from the right-hand side when viewed from the street and near to Reading National Spiritualist Centre.

The front elevation is split level with a raised ground floor. The entrance door is approached by a short stair flight comprising of five.no risers. There are steps down to basement level with a separate access door and further light well to the right allowing daylight into the living room.

Vehicular parking is off road with permit holders and restricted time restraints.



Street view of 75, Baker Street (third property in from the right with two.no box planters)



3. Planning Policy

The property falls within the Reading Borough Council Borough Boundary with associated planning policies scheduled below:

Air Quality Management Area. Relevant Policy: EN15

'Development should have regard to the need to improve air quality and reduce the effects of poor air quality'

Conservation area. Relevant Policy: EN1 – Protection and enhancement of the historic environment

'Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced'

Conservation area. Relevant Policy: EN3 – Enhancement of conservation areas

'The special interest, character and architecture of Conservation areas will be conserved and enhanced. Development proposals in Conservation Areas must make a positive contribution to local character and distinctiveness, Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas'

The proposals intended at 75 Baker Street take all the relevant policies into account. The application is for works associated with internal alterations to the property only with no additional accommodation and/or alterations proposed to the external elevations. There is no subsequent impact on the conservation area and scale of development.

4. Heritage Statement

The properties official heritage category is a listed building - Grade: II, Entry Number: 1113394 first listed on 14-12-1978 listed for its special architectural or historic interest. This dwelling falls within the Russell Street / Castle Hill and Oxford Road Conservation Area.

Historic England describe the Statutory address: 61-79 Baker Street as follows:

'A formal terrace of small red brick houses set back from road. Two storeys and basement. Stucco string under first floor windows. Slate roof, hipped at each end, brick ridge chimneys. Two windows each on first floor, glazing bar sashes (No 61-plate glass). Four panel door with radiating fanlight on ground floor. One window and door to basement.

The proposal at 75, baker Street does not include any material alterations to the existing building with no changes to either front or rear elevations.

The success of the Conservation Area is noted to be dependent on the care taken by the individual owners to main the buildings. This application has been carefully considered by the current owner, who would like to repair and maintain this property to ensure that it continues to positively contribute to the Conservation Area.



5. Planning History

Application Ref: 210981

Application Type: Householder application for Planning Permission for works or extension to a dwelling and listed building consent

Description: Retrospective application for internal works to a listed building

Decision Date: 14-07-2021

Decision: Withdrawn by applicant on 14th July 2021

Description of proposed works:

- Installation of Kitchen in basement
- Conversion of existing bathroom to ensuite connecting to rear bedroom on first floor
- Repair ceiling in rear bedroom: the original ceiling collapsed following a prolonged leak from the water tank in the attic: the ceiling was only partially reinstated (on the existing rafters) to allow some natural daylight into the attic floor
- Installation of metal staircase to provide access to attic
- Partition small section of attic and installation of WC

Work already started without consent: Yes

Work already been completed without consent: Yes

Application Ref: 210982

Application Type: Householder application for Planning Permission for works or extension to a dwelling and listed building consent

Description: Retrospective application for internal works to a listed building

Decision Date: 23-09-2021

Decision: Listed Building Consent granted on 23rd Sept 2021

Description of proposed works:

- Installation of Kitchen in basement
- Conversion of existing bathroom to ensuite connecting to rear bedroom on first floor
- Repair ceiling in rear bedroom: the original ceiling collapsed following a prolonged leak from the water tank in the attic: the ceiling was only partially reinstated (on the existing rafters) to allow some natural daylight into the attic floor
- Installation of metal staircase to provide access to attic
- Partition small section of attic and installation of WC

Work already started without consent: Yes

Work already been completed without consent: Yes

Application Ref: 990811

Description: Construction of an ensuite bathroom off main bedroom

Decision Date: 16-02-2001

Decision: Deferred



6. Design Proposal

The proposals intended are denoted on each general arrangement floor plan and summarised clearly via schedule attached. All works intended by the current hoe owner of 75 Baker Street are proposed only to enhance and improve the basic service facilities of the building. The proposals would not affect the heritage significance or character of the property with no impact on the other nine.no dwellings within the terrace block it shares.

The following elements will be addressed at Building Regulation stage and appropriate action outlined in the first instance with the appointed Conservation and Urban Design Officer at Reading Borough Council.

Potential Issue 1: Structural integrity/impact of the building structure

Reason: Removal or installation of internal partition walls

Mitigation measure: Appointment of a Structural Engineer and the subsequent issue of a method statement prior to any works commencing on site

Potential Issue 2: Alteration of the internal layout and impact on historic fabric of property

Reason 1: Removal or installation of internal partition walls

Reason 2: Re-locating structural beams within the ceiling and repairing a previously damaged ceiling

Reason 3: Provision of a new Kitchen and Utility area

Mitigation measure 1: Submission of full general arrangement plans to outline all intentions proposed together with a design and method statement by the appointed Structural Engineer

Potential Issue 3: Use of roof space

Reason: To form part of the living space

Mitigation measure 1: This area was already adopted as an accessible area prior to our client occupying the property with an installed staircase for sole access to this roof space. It comprises of an open plan area used for the general hanging of clothes together with a separate toilet closet. This closet accommodates a WC, Bidet and WHB.

Mitigation measure 2: Work will be conducted by a qualified Contractor with known experience of listed buildings. A method statement will be expected prior to undergoing any works on site

Mitigation measure 3: All proposals will be submitted for Full Building Regulation Approval prior to any works starting on site. A new staircase is proposed and will be fully compliant with Part K of the mandatory regulations. Doors to all habitable rooms will meet the mandatory 30minute fire rating to ensure compartmentalisation of the stair core to ground floor exits.

Mitigation measure 4: It is the Clients intention to remove the water closet entirely with an open plan area used for the storage of clothes and domestic items only.



7. Area Schedule

All existing Gross Internal Areas will remain un-changed with no extension work perceived outside of the curtilage of the building.

8. Access

The pedestrian and vehicle access from the High Street are not proposed to be altered

9. Waste Management

General waste and recycling bins are to be located and collected as per existing arrangements with no changes anticipated

10. Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the building energy efficiency wherever possible. It is noted on the attached scheduled the home owners intentions to replace/upgrade all of the wall mounted radiators.

11. Ecology

We can confirm that the existing roof space has already been previously adapted/converted to habitable accommodation. Any works intended to this space will involve the structural enhancement of the structure only.



12. Photographs

Internal Photographs outlined within the attached schedule.



Photograph: 1
Level: Basement
View: From Bottom of Staircase into dining/living area
Element: Opening to be infilled to create 2.no separate areas



Photograph: 2
Level: Basement
View: From living room into kitchen
Element: Opening to be infilled to create 2.no separate areas



Photograph: 3
Level: Basement
View: From kitchen into Utility Room
Element: Opening to be infilled to create 2.no separate areas



Photograph: 4
Level: Basement
View: From kitchen into Utility Room
Element: Space to be reconfigured and improved



Photograph: 5
Level: Basement
View: Inspection chamber and cover within kitchen
Element: Inspection chamber and cover to be removed



Photograph: 6
Level: Ground Floor
View: Front facing reception room
Element: Drop ceiling bulkhead



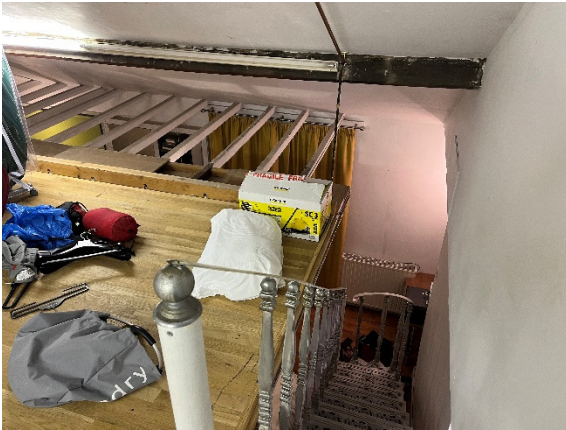
Photograph: 7
Level: First Floor
View: Landing area
Element: Exposed finish floorboards



Photograph: 8
Level: First Floor
View: From Bedroom 1 into Ensuite
Element: Area to be closed up



Photograph: 9
Level: First Floor
View: From bedroom 1
Element: Staircase accessing the roof space



Photograph: 10
Level: Second Floor
View: From roof void down into Bedroom 1
Element: Part exposed ceiling joists