

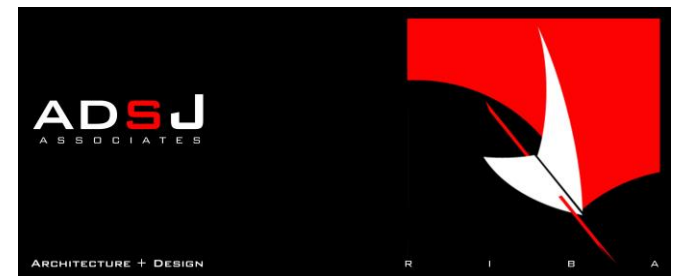
Heritage & Supporting Application Statement

LISTED BUILDING CONSENT FOR CONVERSION OF AN EXISTING ROOM TO A DENTAL SURGERY AT,
KENDRICK VIEW DENTAL PRACTICE, 39 LONDON ROAD, READING, RG1 8BL

Client: KVDP

Date: May 2022

Job no: 151_DAS_v1



CONTENTS

1.00 INTRODUCTION

- 1.01 AIMS OF THE STATEMENT
- 1.02 PLANNING POLICIES

2.00 SITE ASSESSMENT

- 2.01 LOCATION
- 2.02 SITE HISTORY & HERITAGE

3.00 INVOLVEMENT & EVALUATION

- 3.01 INVOLVEMENT
- 3.02 EVALUATION

4.00 DESIGN

- 4.01 PRINCIPLES OF DEVELOPMENT
- 4.02 ACCOMMODATION
- 4.03 LAYOUT
- 4.04 SCALE
- 4.05 LANDSCAPING
- 4.06 APPEARANCE
- 4.07 ACCESS

5.00 CONCLUSION

6.00 APPENDIX

Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in this manufacture is also Elemental Chlorine Free (ECF).

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADSJ Associates Ltd.

All plans are reproduced from Ordnance Survey Map with permission of the Controller of HMSO. Crown Copyright Reserved.

ADSJ Associates Ltd

68 Norton Road
Woodley
Reading
RG5 4AJ

T: 07968 141918

E: info@adsj.co.uk

W: www.adsj.co.uk

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Listed Building Consent submission by the applicant for a proposed conversion of an existing changing room to a dental surgery at Kendrick View Dental Practice. The practice is considering two locations for the new surgery: either at ground floor or within the loft room. The practice has considered other locations for a new surgery and has concluded with their specialist suppliers/installers the location as most appropriate.

The description of development is as follows:

'Proposed conversion of existing changing room at attic level to a dental surgery.'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, previous planning application (161107-LBC), and pre-application guidance from Historic England prior to this formal application being submitted with Reading Borough Council.

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

Whilst this is not a full planning application due regard has been given to the Reading Borough Local Plan (Adopted November 2019), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2019).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

This Listed Building Consent application has made reference to the policies set out within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Statutory bodies referenced:

Heritage Gateway
Historic England

The proposal will have minor external works to connect onto the existing drainage system.



Existing Rear Elevation

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site located on London Road, Reading, close to the junction with Kendrick Road. The site is within the settlement boundary of Reading as noted within the Kendrick Conservation Area.

2.02 PLANNING HISTORY & HERITAGE STATEMENT

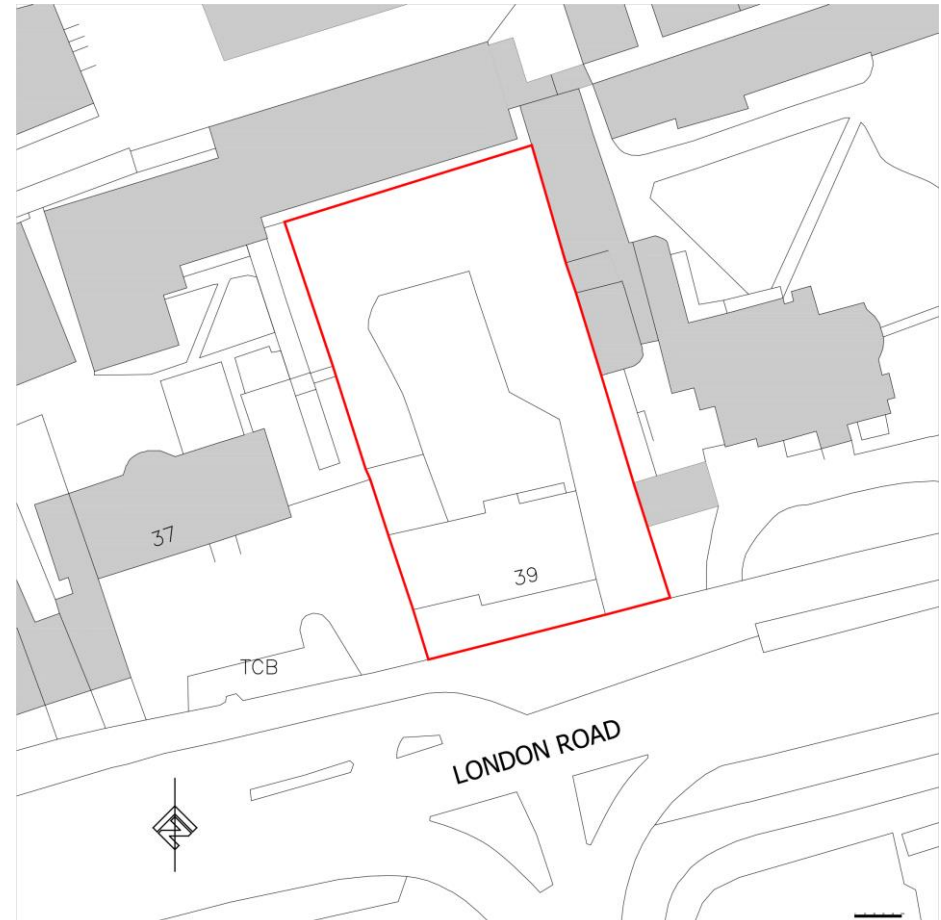
The existing building was built in the late 18th century and has had various owners since this time. Kendrick View was listed in March 1957 and given Grade II status for its special architectural and historic interest.

The most notable resident of 39 London Road was Mary Russell Mitford, English poet and dramatist who resided there in the early 19th century. After the dwelling changed hands several times it is known that around the turn of the century the building was being used as a dental surgery.

It is documented that S.J. Noar & Associates were in occupation as a dental practice from the 1960's.

In November 1980 the dental practice was the centre of an arson attack. The fire was started within the reception area and destroyed many of the patient records as well as causing building damage. The fire was luckily contained by the Fire Service, but some damage was prevalent to some of the rooms including the structure and this included the annex building and adjacent wall.

Around this time some changes to the building were undertaken due to the fire damage. Most notable was the removal of the ornamental iron canopy and framework to the frontage that was damaged by the fire. The iron railings located above the dwarf wall to the frontage were also removed. The outbuilding known as Sidmouth House East which had been converted to garages with a summer house to the rear were also removed.



Location Plan

The removal of the garages allowed the siting of temporary port-o-cabins in the rear garden area. The port-o-cabins allowed S.J. Noar & Associates to carry on providing a dental service whilst restoration work to Kendrick View was undertaken.

The above changes were undertaken with discussions with Reading Borough Council's Conservation Officer some 42 years ago.

The intervening period saw the upper attic floor utilised as a flat for the resident dentist with the current changing room the location of the bathroom.

More recently, in 2016, Listed Building Consent (LBC – 161107) was obtained for the *'Removal of existing 'bowed' parapet wall, to be rebuilt using the existing materials where possible (with new mortar mix) to match existing'*. This element of work concerned the annex building to the side of the main dwelling where the upper storey of brick walling had bowed due to the historic installation of an air conditioning unit.

Following advice from a structural engineer the upper portion of brick wall was carefully removed and rebuilt to the satisfaction of the Local Authority Conservation Officer in 2016.

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

Given the on-going operations of the working dental practice within a Grade II Listed Building, the practice has now identified the requirement for an additional dental surgery. This Listed Building Consent submission illustrates the most appropriate location for the additional surgery and has also sought advice from Historic England on the proposals. Historic England have reviewed the pre-application submission and advised on March 21, 2022, that the internal nature of the work will not require their consent. However, they have acknowledged that they will be a statutory consultee at a formal application, and should the scheme develop with material changes that affect the historic environment they would comment accordingly.

3.02 EVALUATION

This is currently the female changing room located at the top floor and facing the rear of the building. The existing walls are plastered and painted over with the sloped skelling areas covered in a woodchip wallpaper. The dormer window appears to be a modern replacement and is a fixed unit with no opening lights. There is a simple timber fireplace surround which has a cover and does not appear to be in use. The skirtings appear to be original with a bullnose edge that have been painted over. The access door is a simple four panel door with what appears to be period lock and door knob. The door frame is a simple rectangular section with fluted edge detail with an additional architrave. Other features in this room are a loft hatch but this is a modern fitting that appears to be a new/recent addition.

It is not envisaged to remove the existing skirtings or doorframe (and door) when this room is converted to a dental surgery.

As mentioned earlier, historically, the top floor was used as a flat for the resident dentist whereby the current changing room used to be a bathroom. Upon further review there is a soil and vent pipe located

externally and adjacent to the dormer window. Externally just below the dormer window is located a recessed area of brick that resembles a window opening. On review of this section of brickwork it can be seen that a small area has been infilled with mortar. This would suggest some form of opening connecting the foul water outlet from the historical bathroom to the soil and vent pipe adjacent. If possible, it would be prudent to utilise this existing opening as opposed to making a new opening.



Existing mortar infill

Furthermore, the existing air conditioning units are located on the rear elevation at ground floor directly below.



Existing air conditioning units

It is proposed that any new connection to the existing soil and vent pipe will be undertaken as discreetly as possible, and without impacting too greatly on the external fabric of the building.

The conversion to a dental surgery will require the following consideration.

- Review of the existing flooring to support the new equipment
- Connection of the foul drainage to the existing soil & vent pipe

Existing internal features are to be retained i.e. skirting etc, where the new cove skirting is to be taken up to the existing skirtings.

It is noted that there will need to be some compliance with Building Regulations and Fire Safety which will require the relevant applications following the determination of the Listed Building Consent.

The form of the proposal is to create a new dental surgery within the existing building, it is considered that this will not impact negatively to the character or appearance of the original dwelling. Nor will this impact on the existing amenities of surrounding properties as the proposal will be within the existing built form.



Existing soil & Vent pipe

4.00 DESIGN

The design components are discussed in more detail in the following sections.

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Development Framework Core Strategy CS7 states that 'All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The location of the proposal is governed by the potential area for the additional dental surgery. The existing vehicle manoeuvring is retained as well as the boundaries that will screen any impacts of the proposal from the highway and adjacent properties.

In designing the proposal due consideration has been given to existing original features within the building and it is envisaged to retain these features where possible and to design around them.

The accommodation has been kept as simple as possible to reflect the design of the existing dwelling. The form of the proposal has referenced the existing dental surgeries where the equipment is adapted for the design.

The proposal will not give rise to any additional built form, however, there will be minor alterations externally to accommodate foul water connections for the proposal new surgery which are to be undertaken as discreetly as possible.

In terms of parking provisions this will remain as existing within the site curtilage.

The applicants wish to carry out the proposals is to allow them to have an additional dental surgery with minor alterations the external appearance to be complementary to its surroundings. The applicant's investment in the proposals will relate to usefulness of the proposal and will be fully considered in terms of value and viability.

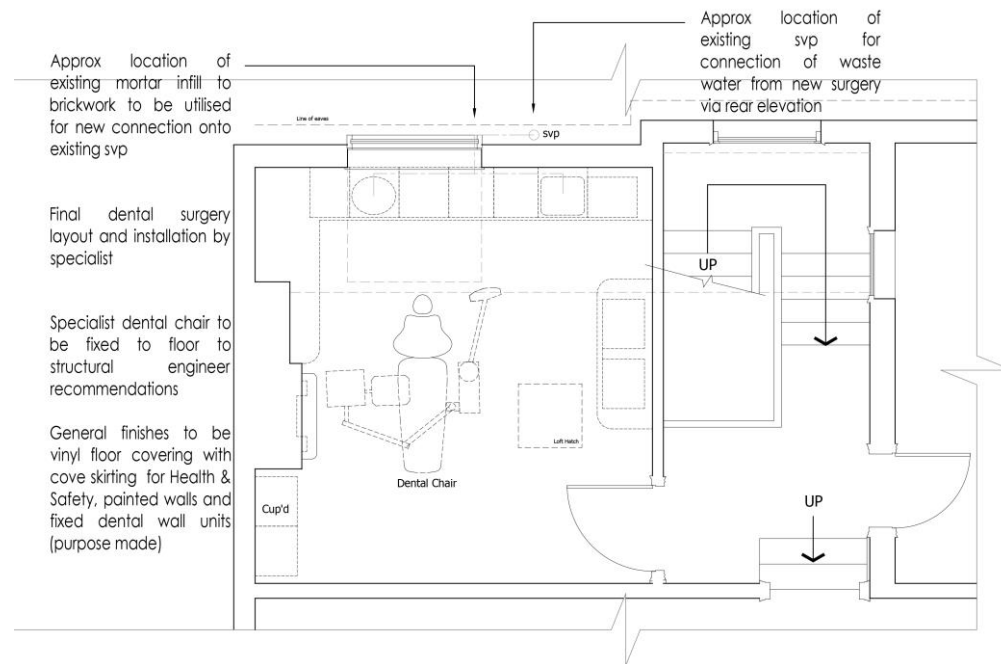
4.02 ACCOMMODATION

The proposed development seeks to utilise existing accommodation as a new dental surgery and relocate the changing room facility within an existing area.

The external alternations will be minimal in connecting a foul water connection onto an existing soil and vent pipe.

4.03 LAYOUT

The proposed dental surgery will maintain and reflect the principle orientation of the existing dwelling. The existing accommodation within the roof will be unaffected by the proposal.



4.04 SCALE

The proposal will not increase the footprint or volume of the existing building but seek to preserve the unique listed building. The work proposed will ensure the building is not only fit for purpose but also allow for any maintenance.



4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and will remain unchanged and therefore form a strong framework which will emphasize the landscape structure within the site.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the street scene. The proposal will match the existing in terms of form, scale and materials.

The proposal has been designed to match in with the existing street scene limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the building will remain as existing from London Road, using the existing point of access. With regard to the impact upon highway safety conditions along London Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety in regard to vehicular movements onto London Road.

5.00 CONCLUSION

The physical extent of the development proposed within this conservation location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site.

The development will not prejudice highway safety conditions along London Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment. Therefore, it is considered to be acceptable and in accordance with conservation policies of the Reading Borough Council Local Plan.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the Listed Building Consent application, it is respectfully requested that this application be approved.

6.00 APPENDIX

Pre-application letter from Historic England



Mr Bob Sharples
R Sharples & Associates, Chartered Architects
and Town Planners
139 Pargeter Road
Bearwood
Smethwick
B67 5HZ

Direct Dial: 0207 973 3700
Our ref: PA01176365
21 March 2022

Dear Mr Sharples

Request for Pre-application Advice

KENDRICK VIEW DENTAL PRACTICE, 39 , LONDON ROAD, READING, RG1 9BL

Thank you for contacting us on 21st of March seeking our pre-application advice on proposals for the above site.

Having reviewed the information provided by you, we conclude that this proposal would lead to an application for which Historic England would be a statutory consultee. It is not possible or necessary for us to engage with every proposal that affects the historic environment at pre-application stage. In this instance we do not consider it necessary for us to participate in pre-application discussions. If, as the scheme develops, there are material changes to the proposals which would affect the historic environment, please consult us again.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Isaac

Isaac Smith



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA
Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.
We respect your privacy and the use of your information. Please read our full privacy policy for more information
<https://www.historicengland.org.uk/terms/privacy-cookies/>