

Design Statement

Introduction: This Planning statement has been prepared in support of planning application

1.0 Planning History

29 Christchurch Road Reading planning app: 180174

Refit kitchen and bathroom. External walls to be re-pointed and re-plaster and re-paint interior walls. Replace flooring and fix any damp issues.

29 Christchurch Road Reading Planning app: 940663

Fitting of two ventilators (one internal)

27-33 Christchurch Road Reading Planning app: 210413 (withdrawn)

Part converting an existing house and 9 flats to 12 flats including extensions to lower ground and ground floors and internal alterations

1.1. Proposed Development

Part converting an existing house and 9 flats to 12 flats including extensions to lower ground and ground floors and internal alterations

2.0. Existing Buildings (Existing Buildings House and apartments)

Number 27-33 Christchurch Road is located within the Christchurch Conservation Area, Reading.

The existing buildings are a group of Grade II listed buildings of 1840s three storey terraced properties. Front and flank elevations stucco rendered and painted white, therefore highly visible in the street scene. Little in the way of adverse alteration are proposed.

Interesting front doors. Frontage railings intact. The properties, together with part of the Abbey Junior School (number 30 Christchurch Road) are the only properties left in the area which can be seen on the 1877 OS map.

2.2 Listings

CHRISTCHURCH Road 1. 5128 (North Side) Nos 27 to 33 (odd) SU 7272 9/84 II GV 2. Circa 1840. Built as part of Whitley Crescent. A good set of 3 storeys high with basement houses. String at 1st floor level, eaves, hipped slate roofs. Glazing bar sashes except on 2nd floors and upper sashes of No 27. Ground floor windows in segmental-headed recesses. Doors in deep recesses with fluted quadrant jambs, key-pattern frieze and radiating fanlights. Excellent panelled doors with large central rosette all similar (except for No 27 now replaced by poor modern door). Nos 27-31 retain fleur-de-lys rails.

2.3 Description of the Buildings

The existing terraced houses have been converted into nine ill proportioned of one and two bedroomed flats, located on all floors, at lower ground, upper ground, first and second floor levels with one house not converted to flats (No 29) but in desperate need of attention and repairs.

The lower ground floors are much later additions to the original houses. The lower ground floor flats are entered via a short flight of steps to the north of the site. The 3 upper floor apartments are accessed via the original main common staircases, which are served via the main entrance doors from the Christchurch Road, which in turn are accessed by a short flight of steps leading up from the front gardens.

The principal floors at upper ground and first floors have generous floor to ceiling heights., whereas the second floor has a reduced height similar to the properties of the same age The character of the buildings are also enhanced by 'classical' painted rendered details, but disadvantaged due to fact that are exposed on the side elevation to pedestrian foot path resulting in graffities being painted on the walls.

The lower ground floors are defined and expressed externally with a painted render finish on the Christchurch Road elevations, while to the rear there have been brick extended with modern brickworks, UPVC windows and flat roof of felt construction.

Internally the buildings have been partitioned with plasterboard stud walls and pressed doors, architraves, and skirtings (MDF)etc. Generally, most of the fireplaces have either been removed or boxed in with fireplace surrounds taken out over several years.

The existing rear elevations are brickworks with sash windows and metal fire escapes, as the buildings have also been used as HMO's in the past prior to being converted to flats.

The sash windows and metal fire escapes are in poor state

2.4 Existing Elevations



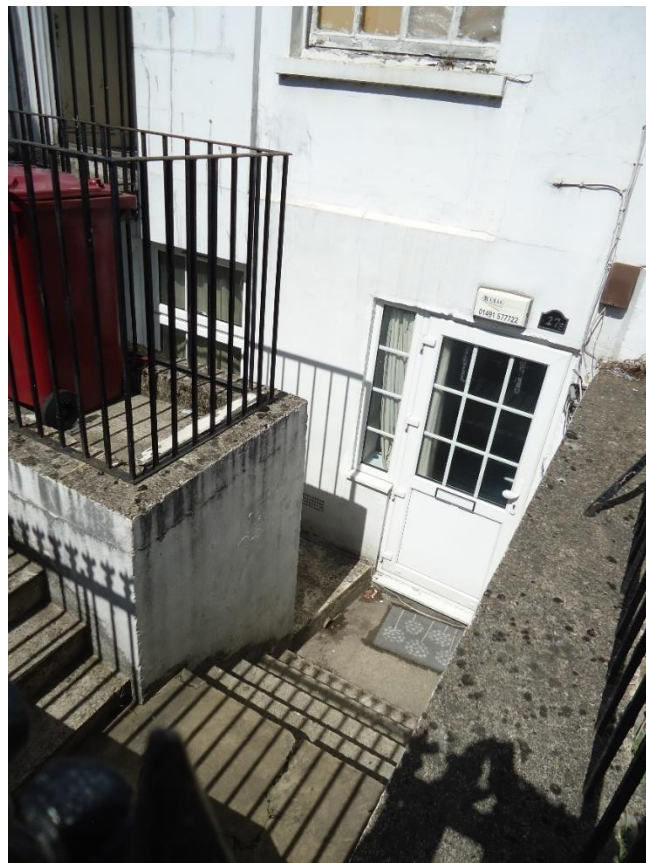
Existing Front Elevations



Existing Rear Elevations



Existing Side Elevations



Front Elevational basements entrances (Christchurch Road)



Existing Rear to 29 Christchurch Road



Existing dilapidated Rear to 27 Christchurch Road

From Images for Elevations it can be seen that the rear elevations as well as front elevation require repairs and replacement windows

2.5 Proposed alterations and extensions.

The development proposes the removal of the existing lower ground kitchens and bedrooms (rear extensions) to the North of the site and replacing them with a sensitively designed two storey extension. These will be one-bedroom apartments on each floor for lower grounds and ground floors.

We are also proposing to alter existing apartments on the first and second floors to create two bedrooms duplex apartments to modernise to updated floor space requirements. taking the opportunity to create sensible living spaces whilst retaining as many original features as possible

The proposal on the Lower Grounds Floors comprises an open plan living, dining and kitchens with bedrooms facing on to Christchurch Road almost as existing layout albite better arrangements Upper ground floor comprises of one-bedroom apartments with the same arrangement with lower ground floors. The apartments entrance doors are accessed via different roads depending on which floor access are required. For Lower Ground Floor a short flight of steps leading down to a recessed doors to the north of the site whereas Upper ground floors are accessed the Front doors on Christchurch Road.

All living spaces, bedrooms /habitable spaces will have access to natural light on all floors.

Various design ideas were considered for the rear extension roofs. a modulated hipped roofs were finalised based on security issue and visibility of the rear elevation windows

Based on current usage only five car parking space are used for the existing nine flats and one house. We propose the provision of the same amount of car parking spaces to serve the twelve apartments as shown on the site layout.

The development site is on a major bus routes to the town and within 1.1 miles of the town centre. Local shops are within 200 metres of the site.

Secure bicycle storage is located to the rear of the site directly overlooked and accessed from the apartments. Bin storage is provided as indicated on the site plan.

Currently the bins are collected from the outside of the front entrances on the Christchurch Road. We were advised to move them to the rear of the development for both improve the street scene and to create a better access for bin collections



Proposed Front Elevation

With guidance taken from the listed building appraisal and heritage statement, design cues for the new dwellings have been drawn from the existing property elevations and floor plans, and these are itemised as follows: -

1. Scale and proportions of the floor levels matches the existing floor levels.
2. The existing Front Elevation will remain unchanged with the windows repaired (see window schedule).
3. Vertical emphasis and alignment of the window and door openings similar to the existing terraced buildings.
4. Arched Stringer course to match existing rear brick courses.
5. White timber framed windows and doors will replace the existing.
6. The extension will have shallow hipped roofs to align with existing walls, windows and to create distinct look as well enhancing the rear elevation with a new rhythm roof line to reflect the rhythm of the original 4 town houses.
7. Side walls to the flanks will have a brick wall to match existing.
8. Where possible we have retained the original walls where possible and windows being replaced or repaired

We believe that the proposed development will provide the opportunity to clear away the existing dilapidated single storey structures to the north along with the flat roofs and replace them with a well-mannered, distinctive, and sensitive 2 storey extension (lower ground and ground floor), which are subservient and in keeping with the existing terraced buildings, which will improve the setting and enhance the conservation area and listed building.

The proposal will ensure that much needed repair can be undertaken and leave the long-term future of the listed buildings, for the benefit of the residents and the public realm.



**Sketch View Showing Proposed Improve Elevation
With 2 storey extension**



Existing North (Rear Façade from Kendrick Road)

The proposed 2 storey extension to the rear is significantly concealed due to the reduced ground levels. The extension is devised as 4 linked pavilions with shallow hipped roofs, similar to the min roof of the existing building. The shallow pitch and valleys reinforce the rhythm of the four original townhouses in the existing building, the window proportions will be similar to the existing.

This view from Kendrick Road towards the north Elevation will be enhanced with the removal of SVP's, alignment of some windows and removal of the existing rear extensions and upper-level entrances and staircases which were not part of the original building.



Proposed Rear Elevation



Proposed Landscape Plan

Conclusion

Since the recently withdrawn planning application an internal building survey has been undertaken to identify key elements and features. (Refer to drawing numbers A-1700 To A-1730)

Also, more importantly a listed building appraisal and heritage assessment has been undertaken.

These studies which have been included with this submission have been used as guidance for the refurbishment, extension, and conversion to twelve one- and two-bedroom apartments. Also the garden wall are retained

Our client is aware that a considerable number of repairs are required to the existing Grade 2 listed buildings. To make this viable the buildings will need to be extended, thereby providing 12 no apartments also enhancing the layout and space standards for the existing house. Failure to do the modification and enhancing these will result more dilapidation. if one study the existing buildings over the years, changes has been done and modern materials used . by approving this planning application, the future of the buildings is more secured.