

Design and Access Statement

incorporating

Planning Statement

and

Heritage Statement

Osbert House
Peppard Road
Notley Place
Emmer Green
Caversham
RG4 8PW

Revision A

Issue Record

Issue	Date	Description	Created by	Reviewed by
-	May 2021	Initial issue	SM	OW
A	11/8/21	Section 4.0 updated to reflect Lime Render and breathable paint system.	JW	-

1.0 Introduction

- 1.1 Thames Valley Surveying Limited has been instructed to submit applications for full planning permission and listed building consent for works to Osbert House in Caversham.
- 1.2 This document comprises of a Design and Access Statement, Planning Statement and Heritage Statement to accompany the Planning and Listed Building application.
- 1.3 This document describes site and surroundings, document the site's planning history and assess the proposals against the significance of the relevant heritage assets, Local Development Plan and National Planning Policy Framework (NPPF). It is intended to be read in conjunction with the accompanying application drawings and documents.
- 1.4 This document concludes that the proposals would preserve the character of the Grade II listed building and Surley Row Conservation Area, thereby meeting the tests set by the NPPF and local planning policy, such that full planning permission and listed building consent should be granted.



Figure 1 – Site Location

2.0 Heritage Statement

The site

- 2.1 The site comprises of a detached block of 6 one and two bedroom self-contained flats over three storeys with portico and veranda to the south elevation.
- 2.2 There is a basement and parking is situated to the rear of the site.
- 2.3 The building was constructed in the early 19th century and extended to the right later in the 19th century forming a two-storey angled bay. A further three storey rear extension was constructed later.
- 2.4 The lease that we have reviewed is dated 2007 and we understand that the building was converted into flats in 2006.



Photo 1 – View of the front elevation

Listed Building

- 2.5 The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- 2.6 The property is Grade II Listed.

List entry Number: 1113556

Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and veranda to south. Coupled Doric columns with entablature and low balustrade over. 1st floor veranda has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2

storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.

Conservation Area

- 2.7 The site is located off Peppard Road and Notley Place within Caversham in a predominantly residential area.
- 2.8 The site is located within Surley Row Conservation Area.

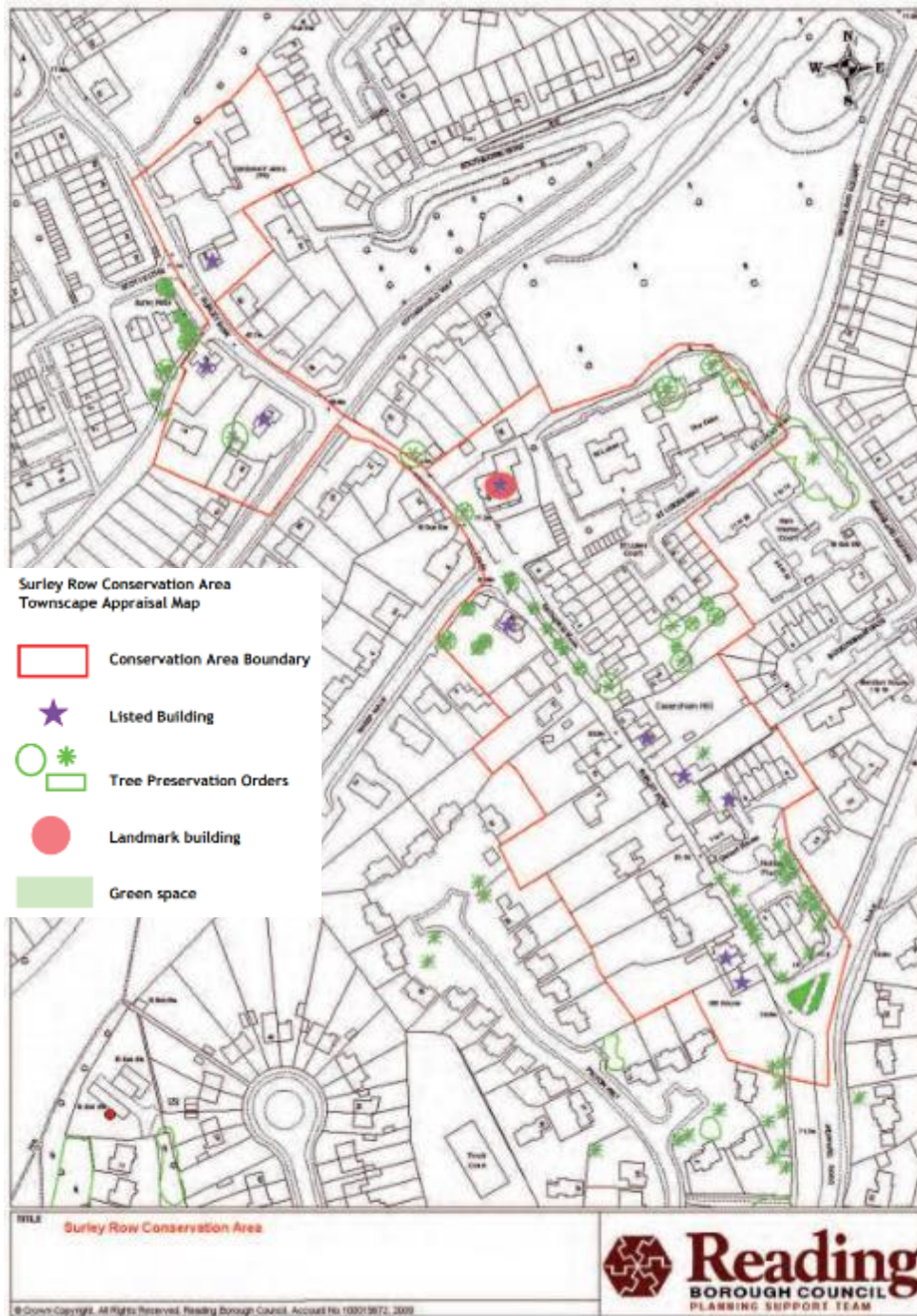


Figure 2 – Surley Row Conservation Area

3.0 Planning History

Application Number	Description	Decision	Date
201058	Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows, in an existing bay window, with double glazed steel framed windows	Approved	13/10/2020
200972	Replacement of eight 48 cm x 119 cm, single glazed, steel framed windows, in an existing bay window, with double glazed steel framed windows	Approved	03/09/2020
152118	Repairs to areas of rot on first floor timber balcony	Approved	21/01/2016
151846	Repairs to brick walls (corner of Surley Row / Peppard Road & at Notley Place), including the installation of helibars.	Approved	20/01/2016
120379	Four Lime trees - reduce crown retaining 1-1.5m of regrowth from pollard points, removal basal and epicormic growth and crown clean; Beech -balance canopy by pruning back sub stems and laterals on western aspect by 10%	Approved	02/04/2012

4.0 The Proposals

The render is failing/debonding in several places and the external decoration is required to maintain the appearance of the property.

It is proposed to repair the existing render and redecorate to the following areas:

4.1 Chimneys

Issue

Some hairline cracking to the render. Isolated render repairs to 5nr chimneys.

Method

Make good all cracks and imperfections to equalise the surface using Keim Spachtel filler dressed back to the required level.

Apply 2 nr coats of Keim Soldalit Mineral Paint to all previously painted external masonry applied strictly in accordance with the manufacturer's information.

4.2 External Elevations

Issue

The render is aged and there are several hairline cracks and isolated areas of debonding.

Method

Strip back existing render and make good substrate. Apply a scratch coat and two further coats in a suitable NHL lime render to the elevations.

Make good all cracks and imperfections to equalise the surface using Keim Spachtel filler dressed back to the required level.

Apply 2 nr coats of Keim Soldalit Mineral Paint to all previously painted external masonry applied strictly in accordance with the manufacturer's information.

5.0 Photos



Photo 2 – Right Hand Parapet to Main Roof. Breaking up of render to cornice



Photo 3 – Typical poor cement render repair and hairline cracking to stucco



Photo 4 - Disrepair to paintwork/render above lower flat roof to right hand side



Photo 5 – Typical disrepair to stucco render



Photo 6 – Typical hairline cracking to render



Photo 7 – Hairline cracking to render to right hand elevation

6.0 Design and Access Statement

6.1 Design

The proposed works will match all materials of the existing building.

6.2 Layout

The existing layout will not change.

6.3 Scale

There are no adaptations to the existing building.

6.4 Access

The existing access arrangements will not be affected by the proposals.

7.0 Conclusion

The proposals are necessary in preserving the life of this listed building.

The proposed investment should therefore be both welcomed and supported.

The proposals have due regard to the buildings listed building status and are sympathetic so not to adversely affect the historic and architectural value of the building.

It is considered that the proposed works would preserve and enhance rather than harm and that the proposals are in accordance with the provisions of paragraphs 131-134 of the NPPF and the Development Plan such that planning permission and listed building consent should be granted.