

DESIGN & ACCESS STATEMENT

PROPOSED EXTERNAL REMEDIAL WORKS TO WALLS

10 ELDON ROAD READING, BERKSHIRE RG1 4DH

CED/BK/1304 Rev A
05/11/2019

1. Introduction:

The Report accompanies a full Listed Building Planning Application for the proposed remedial, maintenance and redecoration works to the external fabric of the above building

2. Area Appraisal:

The local area is predominantly urban in character located to the East of Reading town centre.

3. Site Appraisal:

The site extends to 300m² (0.030 hectares) with parking to the rear accessed off St Johns Road
The property is currently used as a doctors surgery, the use will remain unchanged

4. Existing Building

The property is a Grade II four storey semi-detached property, first listed in 1978 as follows
ELDON Road 1.5128 (West Side) No8 and 10 SU7273 7/46 II GV2 Circa 1840. Probably Henry or Nathaniel Briant. Bath ashlar pair. Rusticated ground floor and quoins. Band at first floor level, hipped slate roof on deep bracketed eaves, central chimney 3 storeys and basement, 1st and 2nd floor have 2 windows each, glazing bar sashes, round headed on 2nd floor, bracketed pediments on first floor. Each has a wide 3 light bay with casement windows. Entered from side in porches with Doric piers, cornice and blocking course.

Please Refer to Appendix A

5. **Proposals:**

The proposed works are to replace or repair existing exterior stone façade in accordance with A F Jones Stonemasons Repair Strategy Report, reference J2362 / V2, dated 03 September 2019 and additional recommendations contained in Clive Hudson Ltd 195536/10, Eldon Road, Reading/Structural Repair Strategy Statement - Rev O accompanying this application

6. **Planning:**

Listed Building Consent granted 190563 dated 7th June 2019 for substantially similar proposals how every initial works found unsafe conditions resulting in additional remedial stabilization work required.

7. **Access:**

The application site is currently accessed by vehicles and pedestrians off St Johns Road with compacted hard standing throughout the site affording easy and safe access to all areas of the site.

8. **Ecology:**

The maintenance works will have no affect on protected species foraging areas as it seeks to only repair or replace the original building elements both in location and size.

9. **Highways & Parking:**

The existing access off ST Johns Road remains unchanged. Parking provision again remains unchanged providing 6No spaces immediately adjacent to the property.

10. **Flooding:**

The proposals will have no additional impact on rainwater disposal and the site is not located within 250 metres of any watercourse.

11. **Trees & Hedgerows:**

The adjacent trees to both from and rear of the property remains unaltered and will be retained. The proposal do not include replacement of foundations and low level walls other than remedial works therefore root protection is not a issue

12. **Noise & Pollution:**

The proposal to repair or replace an existing building elements and retain the current authorised use will not alter the current situation.

13. **Conclusion:**

The proposal is to replace and repair and strengthen the existing dilapidated external elements of the stone façade to the building which are currently unstable and potentially dangerous.

The materials chosen are appropriate for its location and use and similar to that that exists. The proposals have no additional impact on ecology, flooding, hedgerows, or pollution over and above that that already exists.

Then building and indeed the development has no adverse impact on its neighbours and cannot be said to be intrusive or overbearing in relation to any residential properties.

Appendix A

