

This statement supports an application and supporting documents with a design and access statement for approvals to the proposed works at :

27 Eldon Square
Reading
Berkshire

Details : No 27 forms one of a pair as Nos 25 & 27 Eldon Square within a designated conservation area within the district of Reading as the Unitary Authority constructed over two storeys with attic and basement floors Circa 1850 of Bath stone under a pitched and slated roof . Noted features are the central ashlar chimney group with prominent later date dormer windows , arched sash windows with glazing bars and arched panels with moulded architraves . Ground floor french casements under tented verandahs with feature stone parapets . The entrance to No 27 is of single storey construction and set back to the side of main structure .

This heritage statement simply seeks to address the impact of the proposals on the heritage asset , where readers should study the design and access statement to understand the history and assess the requirement and merit to the explanations contained therein . A study of the plans and photographs will confirm a sympathetic approach to the works .

P1 . It is considered that the proposed location to the secondary air-conditioning unit being to the rear of the building and cannot be seen from the approach view from the road / pedestrian view , therefore has little visual impact on the heritage asset . The proposed ' method of fixing ' is of minor structural detail with little harm to the fabric of the building .

P2 . The proposed replacement of the 1960's 'stock window' is of minor dimension (approx 800 x 600 mm) and situated at ground level to the gable end within the driveway to the side of the main structure . Its modest setting has little visual impact whilst the use of traditional materials in timber and glazing negates any impact on the status of the heritage asset .

P3 . The proposed renovations to the boundary wall are considered to be of benefit to the ambience and status of the building and its surrounding similar features with complimentary impact to the heritage asset .

