

31/10/2019



DESIGN AND ACCESS STATEMENT

36 Queens Road
Reading
RG1 4AU

Proposed extensions to existing Light
Wells, proposed skylights and internal
amendments

Rev.	Description	Date
A	First issue	31/10/19



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1. CONTENTS

1. CONTENTS	1
2. SITE DETAILS AND LOCATION	2
3. EXISTING ACCOMODATION AND CONDITION	3
4. DESIGN PROPOSAL	3

2. SITE DETAILS AND LOCATION

Site address: 36 Queens Road Reading RG1 4AU

Project: Proposed extensions to existing front and rear light wells at Lower Ground Floor, installation of skylights and internal amendments.

This statement is to be read in accordance with the heritage statement supplied Forum Heritage Services which has been produced to accompany the Listed Building Application for 36 Queens Road, which aims to demonstrate that the proposals are a necessary upgrade to restore the property back to residential use that is suitable for modern living requirements, with the focus on upgrades that satisfy the current Building Regulation standards.

Planning History

36 Queens Road

Application number: 181238 Change of use from office to 5x1 bed flats, ground floor enlargement to rear and rooflights

38 Queens Road Reading

Application Number: 170164 Change of use from B1 offices to 6 self contained flats, C3 and associated works



Fig. 1 – Local satellite view of immediate area

3. EXISTING ACCOMODATION AND CONDITION

The front and rear elevation is formed from London Bath stone and was built in 1832-33 and listed in 1957. The property comprises four floors of office space set over a basement, ground, first and second floor. The Lower Ground Floor has been used for mainly office storage due to the lack of natural daylight and ventilation and the upper floors have been split into separate office units.

4. DESIGN PROPOSAL

Light well Extension

The light well extensions to the Front and Rear of the property aim to improve the natural light and ventilation of the Lower Ground floor to provide adequate accommodation for the Lower Ground floor flat. The Front Light Well extension will include the installation of a second window to match existing, which will vastly improve the light quality of the space. The proposed extensions will mirror those approved at no. 38, *Planning Reference 170164*.

Skylights

The proposed conservation roof lights aim to penetrate light deep into the building and proposed locations are key to promoting natural light in the areas that are otherwise very dark. The specification of the skylights will be as per the Discharge of *Conditions 191438, Discharge of condition 3 (Samples) and Condition 4 (Roof lights) relating to the planning permission 181239*. Reference image of proposed specification below for ease.



Ceiling Removal

It is proposed to remove the non-original ceiling to form a vaulted ceiling to the second floor to assist in the distribution of natural light from the skylights and existing windows at the front and rear elevations of the property.

The access is unchanged.

END