

Design and Access Statement

I am the owner of 1 Albion Terrace, London Road, Reading, RG1 5BG which is a basement flat in a grade II* listed building in the Kendrick conservation area.

I need to replace my boiler and the heating engineer informs me that they may need to make a hole in the wall from the kitchen through to the external wall in the light well to resite the flue so that it meets current regulations. Under current regulations the flue is too close to the 'opening of the building' i.e. the kitchen window. When the new boiler is installed the flue may need to be resited (moved to the left - slightly further away from the kitchen window) to meet current regulations.

Access to the light well, where the flue is located, is only possible via either steps leading down from a padlock wrought iron gate at street level or from a door in the main bedroom of flat 1 leading out to the light well.

The management company (Encore Estates) for Albion Terrace has asked me to obtain listed building consent and submit this to them as confirmation that I have received the relevant permission to relocate the flue vent.

Albion Terrace is currently undergoing complete external redecoration and replacement of the roof. This is a perfect time to resite the flue as the old flue site can be repainted as part of the external redecorations for the building ensuring the final finish is in keeping with the rest of Albion Terrace.

I hope I have provided the required information for this application.

Christine Slaughter