

**Conversion of an existing 3 storey office
building to 8 one & two bed flats**

At

**Addington House
73 London Street, Reading RG1 4QA**

2695-009

25th July 2017

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Design & Access Statement

INTRODUCTION

Our client proposes to convert his existing 3 storey office building that is known as Addington House to 8 flats. The building is a Grade II listed building that was constructed in 1748 as a dwelling. The building was named after “Dr Addington, physician to George III, father of the later Prime Minister”¹.

Addington House is located on London Street (red square on the map). As this is a listed building, there is no permitted development right to convert to flats. Conversion needs to be done sensitively to minimise impact on the historic fabric.



Figure 1: Addington House, 73 London Street, Reading.

SITE LOCATION AND DESCRIPTION

The site is located approximately 0.5 mile from Reading Train Station. The Oracle is even closer, with a walking distance of 0.3 mile.

The site lies south east of The Oracle & River Kennet in the London Street conservation area. Other properties on this section of London Street are similar to number 73 in terms of design, type and date.

The site is located just outside of Zone 1 boundary line. Reading Town Centre is a mere 5 minutes walk from the site. The main train station is approximately 10-15 minutes walk from the site.

¹ www.historicengland.org.uk/listing/the-list/list-entry/1156168



Figure 2: Street view of Addington House.

STATEMENT OF SIGNIFICANCE

A statement of significance is attached.

EXTERNAL APPEARANCE

Historic England describes Addington House as an “imposing 3 storey building with basement”. The external features and materials of the building are as follows: stucco plinth, red brick, header bond. Painted stone string at 1st floor level, and painted stone cills to 1st and 2nd floor windows. Moulded and painted stone cornice, plain brick parapet with stone coping. Old tile roof, taller hipped part to left with shaped chimney and glazing bar sash windows.

No 73 has 6 panelled door with radiating fanlight over deep plain painted wood architrave with ovolo moulding. Moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on wall face. Another original external feature is a pair of sphinx footscrapers as seen in figure 2.

No alteration to the London Street façade is proposed. The rear façade is much altered and some boiler flues are proposed here. Most flues will exit in hidden roof gutters however.



Figure 3: Rear view of Addington House.

INTERNAL LAYOUTS & ARRANGEMENTS

Please refer to floor and block plans for details (drawings 002-005).

The main feature of the house appears to be the original staircase with fluted balusters. Also the house enjoys the original plaster panelling in principal rooms, hall and staircase.

The existing entrance and hall will stay as existing (see drawing 003). As this is a listed building, we are looking to introduce as little alterations as possible. As each floor plan shows, the current layout with walls that need to be removed are as few as possible, and not original features.

In order to respect the character and integrity of the existing building, the new layouts are arranged in a way to use the existing doors and openings on all floors for entrances to new flats.



Figure 4: Original internal decoration.

The first floor is accessed via the main existing grand staircase leading from the ground floor hall to the first floor level.

From the first floor, another smaller staircase links the first floor to the second floor. This staircase also stays as existing. Penetrations through floors are carefully considered and often use existing holes.

Post Pre-Application Amendments

All advice/recommendations from the Pre-Application response, including those by the Heritage Officer were implemented and they are as follows.

- Flat 2 changed to a one bed flat, this is to retain all original features of this room at the front of the building as Heritage Officer suggested.
- Vertical floor penetrations are moved towards the back of the building to avoid areas where there maybe original floors.
- Ground & first floor boiler flues are moved as per Heritage officer's suggestion
- Kitchen & bathrooms of flats 4&5 moved to the back of the building as Heritage Officer suggestion (see floor plans).
- Kitchen & bathrooms of flats 7&8 moved to the back of the building as Heritage Officer suggested

IMPACT ON CHARACTER OF THE AREA

Alteration is internal, there will be no impact on the character of the area in terms of street scene. As mentioned before, Addington House was originally designed for dwelling, and converting it back from offices to flats will not harm the character of the area in any way.

CLIMATE CHANGE: POLICY DM1

The adaptability of the proposal to deal with climate change has been considered and addressed where possible. Living rooms and bedrooms are arranged to have excellent natural day lighting.

If possible we would like to propose a naturally ventilated building.

The flats that are on the east side of the building will achieve solar gains from east facing windows, which is ideal, and this will reduce the heating requirement of the property in the colder months of the year.

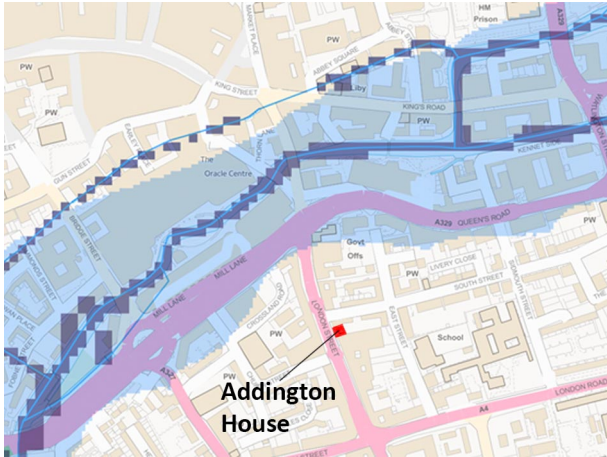


Figure 5: Red square represents the site.

IMPACT ON NEIGHBOURS

There will be no overlooking from any of the 3 floors to the neighbouring gardens or properties. This is due to the orientation and location of the building. To the north and south of the building are adjoining neighbouring buildings. To the east is an open car park and to the west is London Street (see drawing 002).

ACCESS

All proposed flats are to be accessed through London Street, the main existing entrance.

Vehicular access will be via South Street. This is the existing driveway.

AMENITY SPACE

As Addington House is extremely close to the centre of town it makes the need to have amenity spaces for flats less relevant. Also, the Forbury Gardens is only 8 minutes walk from Addington House.

PARKING

Addington House currently has three parking spaces (see drawing 002).

RBC Parking Standards states that 1-2 bed flats should have 0.5 parking spaces in Zone 1. As Addington House is just outside the boundary line of Zone 1, we would like to think that excellent public transport links to the city centre from London Street and the current three parking spaces will satisfy the 8 flats.

A combination of close proximity of the site to the centre of town, excellent public transport link and the current 3 parking spaces would make it acceptable. This is also in line with RBC's desire to reduce reliance on car transport.

REFUSE & BICYCLE STORAGE

Refuse bins could be accommodated at the back of the building. Refuse from other flats is currently collected from here.

Bicycle storage space will be accommodated at the back of the building too.

LANDSCAPING

No changes are proposed

DOCUMENTS SUBMITTED WITH THE APPLICATION

2695 001	site location plan
2695 002	block plan
2695 003	ground floor plans
2695 004	first floor plans
2695 005	second floor plans
2695 006	roof plan
2695 007	basement plans
2695 008	Existing elevations
2695 009	design & access statement
2695 010	statement of significance/heritage statement
2695 011	Loss of Employment Justification
Application form	

