

Design & Access Statement for Flat 1, 25 Eldon Square, Reading

Introduction

This design and access statement has been prepared in support of an application for permission to replace the existing kitchen and dining room ceiling with a new ceiling within Flat 1, 25 Eldon Square in Reading. The property is a Grade II listed building set within the Eldon Square Conservation Area.

Guidance for design and access statements emphasise the need for the document to be appropriate in length. The relatively straight forward nature of the proposed alterations has driven the length of this document.

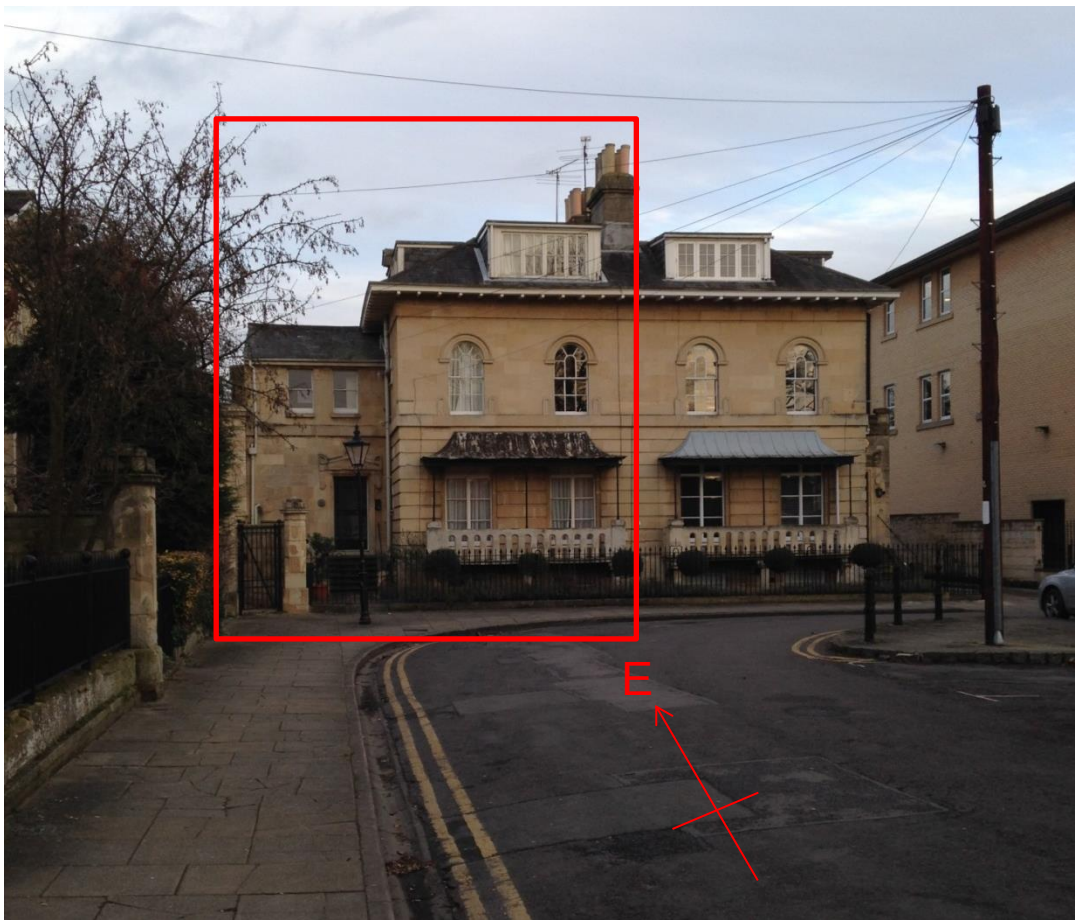


Figure 1: 25 Eldon Square (outlined in red). Flat 1 comprises top two floors

Location & Site

Eldon Square is located within the Eldon Square Conservation Area to the east of Reading town centre. Number 25 Eldon Square is adjoined with 27 Eldon Square comprising a semi-detached four storey building constructed circa 1840 from Bath Stone. A two-storey extension on the side of 25 Eldon Square was added after the original building was constructed although the exact time this was constructed is unclear.

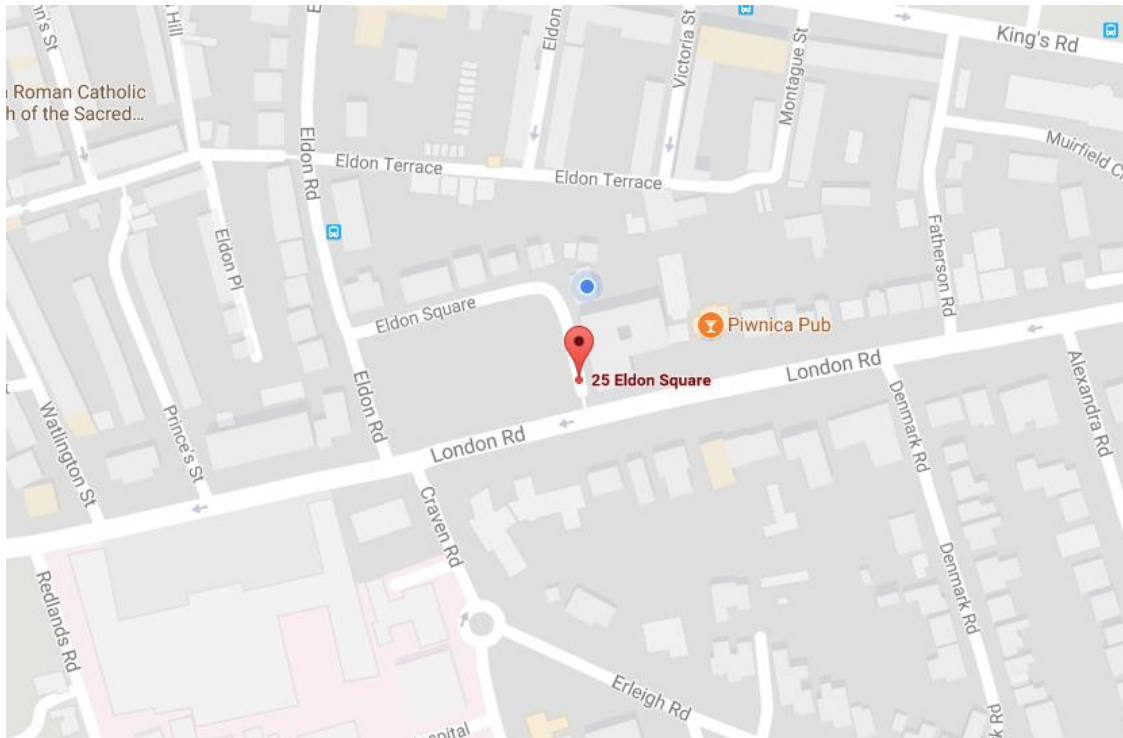


Figure 2: 25 Eldon Square location

Heritage Statement

The property is a semi-detached building within the Grade II listed Eldon Square Conservation Area. The building was built in circa 1840 in Bath stone with four storeys and was first listed in 1978. A two-storey extension (mentioned in the listed register) is believed to have been added at a later date. The building was originally constructed as two dwellings (numbers 25 and 27) but has been heavily altered since then. Number 25 was split into two maisonettes (Flat 1 and 2) in 1986 (Application Ref: 85/TP/0626) and remains this way today. **There are no notable features internally of any note within the listed register and the building has been modified over the years such that few original features have been retained.** The listing record notes:

ELDON SQUARE 1. 5128 Nos 25 and 27 SU 7273 7/475 II GV 2. Circa 1840s. Pair. 2 storeys, attic and basement. Bath stone ashlar, ground floor channelled with band over. Flat eaves with plain brackets. Hipped slate roof with central ashlar chimney. 4 bay centre with 2 large later 4-light dormers and 4 arched glazing bar sash windows with moulded architraves to heads and flanking arched panels. On the ground floor: tall French casements with 2 tented verandah balconies with pierced stone parapets on stone brackets. Flanking set-back doorways which have shaped low relief pediments, No 25 as a glazed door and a 2 storey 2 window extension.

Relevant Planning History

The following applications are relevant in the context of this application as they relate to work that will be carried out within the kitchen and dining room at the same time as the planned alterations to the ceiling:

Ref. 150339.LBC

Description: *Removal of internal partition wall between dining room and kitchen*

Decision Date: *Granted 31/07/2015*

N.B The plans and photos included within this Design and Access Statement show the partition wall as this has not been removed yet.

Design Proposals

Description of existing kitchen/dining room ceiling

The Kitchen and Dining room are located on the first floor within the two-storey extension on the side of the building. **Neither room contains any original features or items of historic interest.** Currently a flat ceiling that measures approximately 5.21m x 3.64m and is 2.39m high spans the two room (see below plans and elevation).

Kitchen & Dining Room (existing) 1:50

Ref. PP-06564441

All dimensions in m

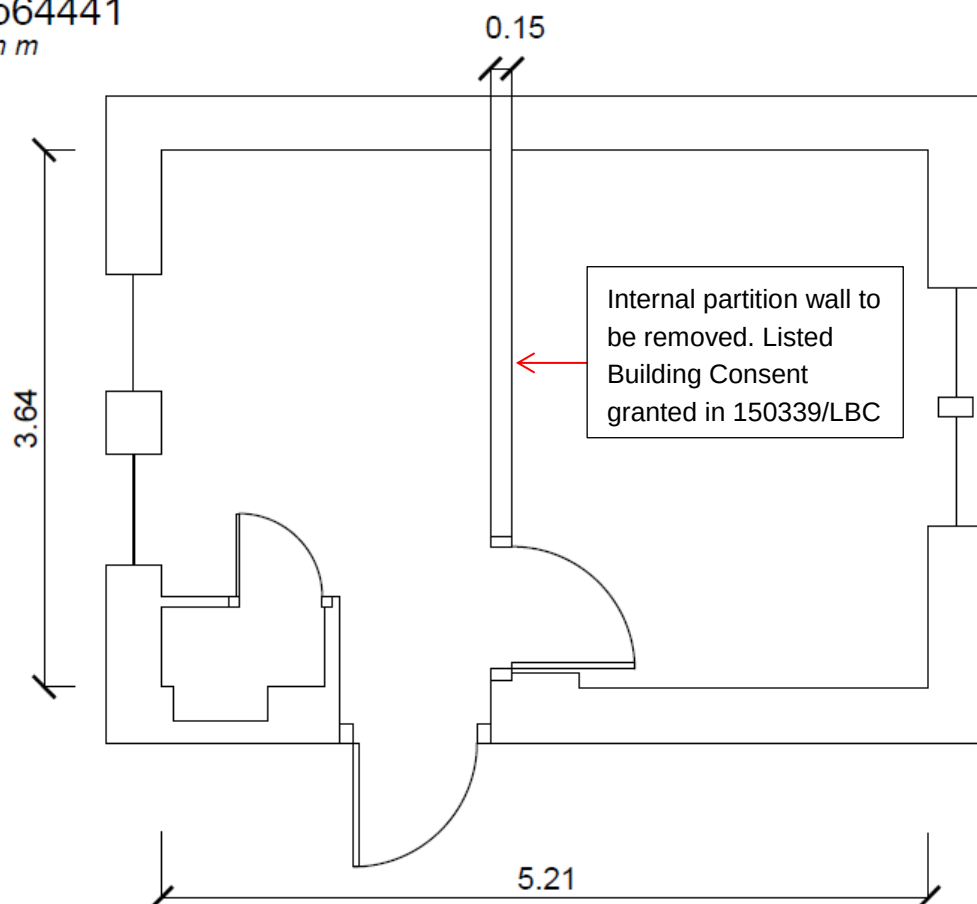


Figure 3: Kitchen & Dining Room Plan (current)

Kitchen & Dining Room (existing) 1:50

Ref. PP-06564441

All dimensions in m

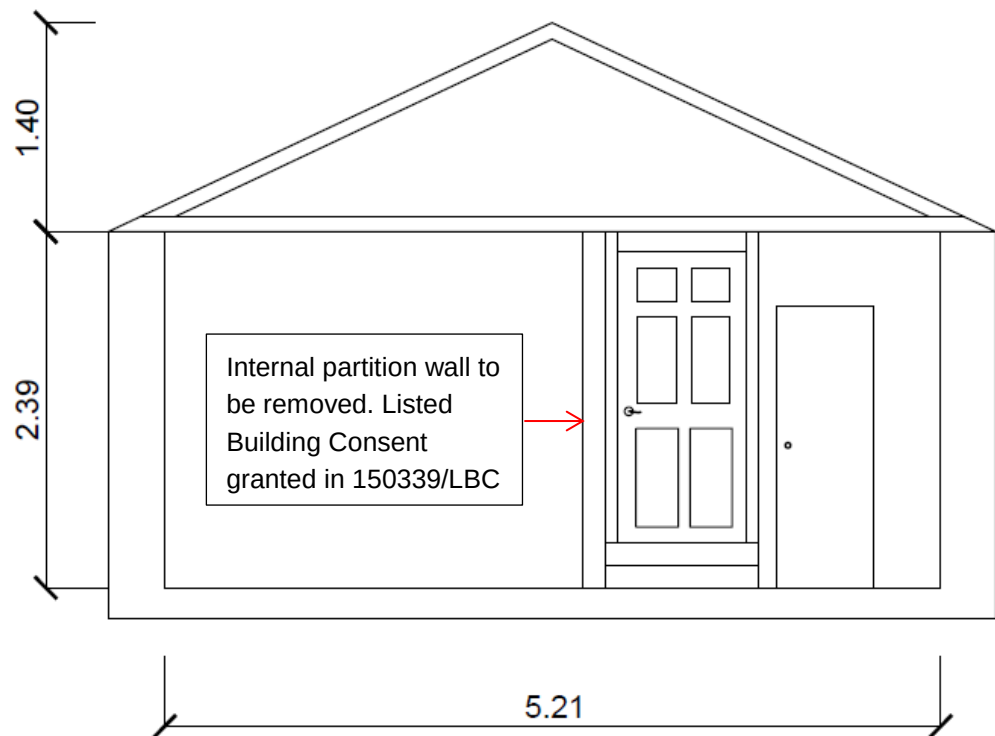


Figure 4: Kitchen & Dining Room Elevation (current)

The existing ceiling is not an original feature of the house and is likely to have been built when the house was converted into two maisonettes in 1986 (Application Ref: 85/TP/0626). The exact make-up of the existing ceiling is unknown but it is not in sound condition with a number of cracks visible and signs of damp/leakage from above. The roof structure above the ceiling is pitched and extends approximately 1.4m above the existing ceiling at the apex. There is no access to the space located above the existing ceiling and below the pitched roof.



Figure 5: Kitchen/dining room existing ceiling

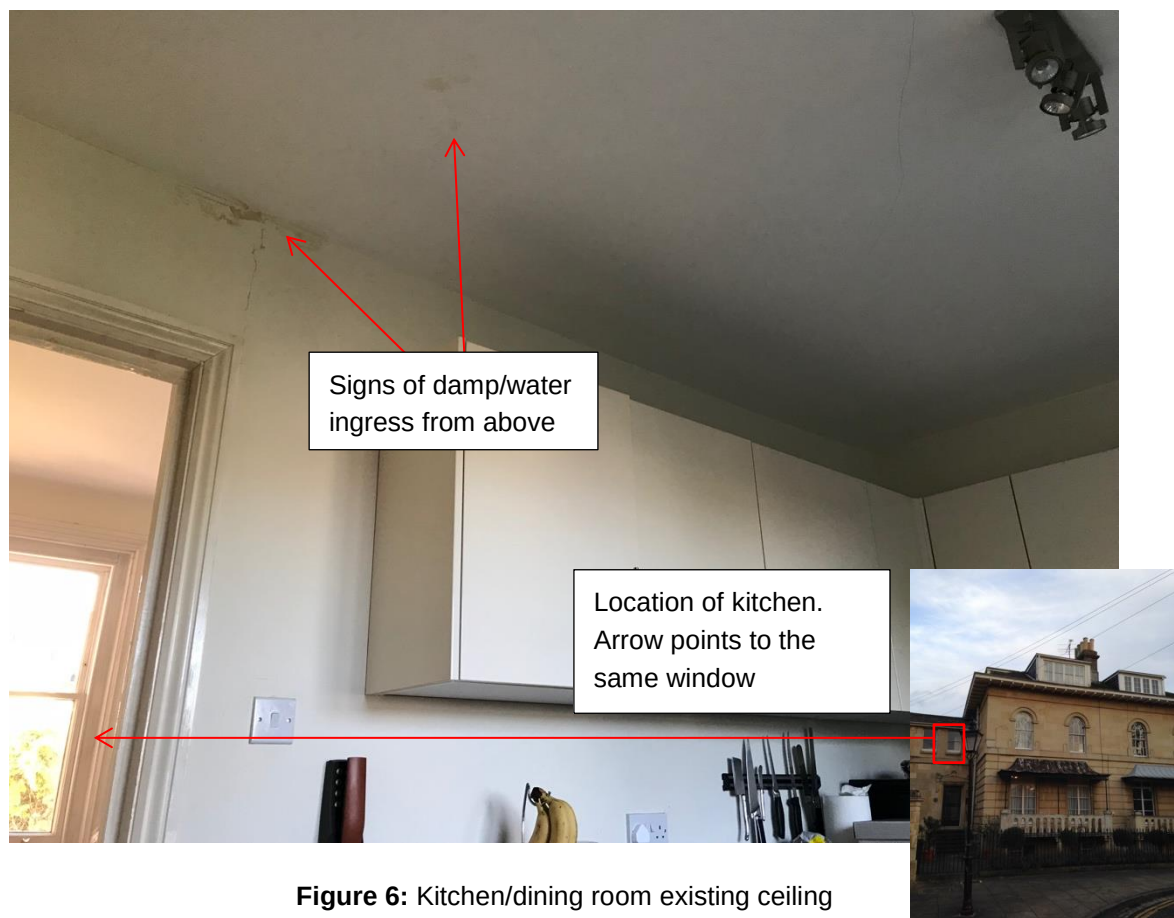




Figure 7: Kitchen/dining room existing ceiling

Proposed alterations

The intention is to take down the existing ceiling and construct a new higher ceiling closer to the roof structure above in order to open up the space and create a larger, more functional space. This work will be carried out in conjunction with the planned work to remove the partition wall separating the kitchen and dining room (ref. 1503339/LBC). The new ceiling will be 600mm higher than the existing ceiling at the highest point and will follow the pitch of the roof on two sides.

During the building works, the existing ceiling ties pinning the rafters will be taken down and new ceiling ties will be installed at the new ceiling height. Insulation will be placed between the rafters and ceiling ties in accordance with building regulations. A new plasterboard ceiling will be installed on the underside of the ceiling ties. The existing timbers above will be treated for wet rot to ensure the longevity of the building structure. Furthermore, all sources of leakage from the above roof will be addressed. The alterations will only affect the interior of the building, no changes will be made to the exterior.

Kitchen & Dining Room (proposed) 1:50

Ref. PP-06564441

All dimensions in m

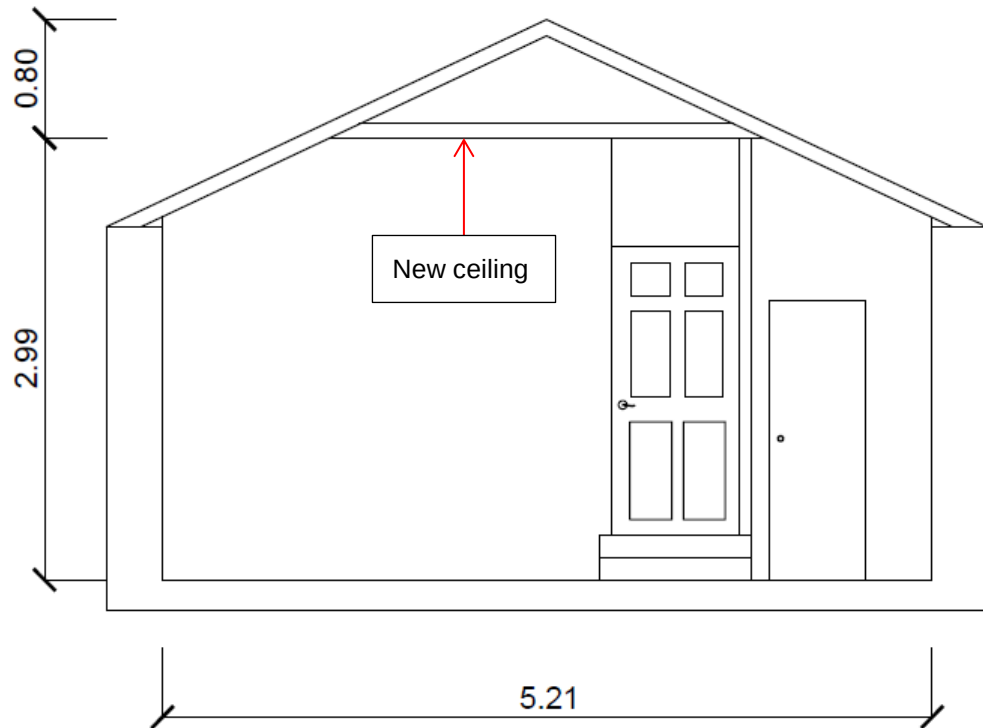


Figure 8: Kitchen & Dining Room elevation (proposed)

Access

Access requirements are set out in Part M of Building Regulations - "Access to and use of Buildings". The applicability of Part M is limited in the context of this application as there will be no change in use of the building, and access to and from the building will not be affected by the works.

The intention is that all the proposed building works will take place from the interior of the building. Vehicle parking will be within the garden parking space at the rear of the building. Foot access to the building itself will be via the front door. As such, there will be no impact on public access (both on foot, or by car) to the property or Eldon Square as a result of the proposed works.