

TOWN & COUNTRY PLANNING ACT 1990

CHRISTINA MEYER

**PLANNING, DESIGN AND ACCESS STATEMENT
(INCOPORATING HERITAGE STATEMENT)**

**173-177 KINGS ROAD
READING
BERKSHIRE**

**Installation of replacement black metal entrance gates and reconstruction of front
boundary wall (listed building consent)**

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1 INTRODUCTION

- 1.1 This statement is submitted in support of an application for Listed Building Consent by Christina Meyer for the following:

'Installation of replacement black metal entrance gates and reconstruction of front boundary wall'

- 1.2 The application follows damage caused by a vehicular leaving the adjacent highway and damaging a section of the wall and metal gates.

- 1.3 This statement is divided into the following sections:

- Site and Surroundings
- Planning History
- Planning Policy Context
- Design and Access Statement
- Heritage Statement
- Summary and Conclusions

2 SITE AND SURROUNDINGS

- 2.1 The application site lies on the northern side of Kings Road. The wall and gate effectively cross over the boundary between nos.175 and 177 Kings Road which themselves form part of a terraced group of properties (Nos.173 to 183) all of which are Grade II* Listed. The terrace dates from 1832. The terrace is primarily of a three storey height with basement level. It is constructed of Bath stone with slate roofs. The boundary wall and gates sit in front of landscaped gardens currently undergoing replanting as part of the refurbishment and conversion of the buildings (see site history chapter).

- 2.2 The site lies within the Eldon Square Conservation Area and a 'air quality management area' although it should be noted that there are no planning implications for the latter of these two designations.

3 SITE HISTORY

- 3.1 Both properties have extensive planning history for changes of use, refurbishment and listed building consents. Whilst it is not relevant to listed everyone, it is noteworthy that the properties are currently undergoing refurbishment including a change of use from offices to residential use under the following planning permissions/listed building consents:

177 Kings Road: Ref.160749/FUL & 160750/LBC – Change of use from office (Class B1a) to 6 residential units (Class C3) including 2no.. studios, 3no. two-bedroom and 1no. one-bedroom flats plus new front dormer and associated works.

173 – 175 Kings Road: Ref: 160775 & 160776 – Change of use from office (Class B1a) to 15 (4x1, 10x2 & 1x3-bed) residential units (Class C3) and associated works, including fenestration alterations.

4 PLANNING POLICY CONTEXT

- 4.1 Relevant planning policy guidance falls within Government policy (National Planning Policy Framework and Planning Policy Guidance) and the adopted Core Strategy.

i) National Planning Policy Framework

- 4.2 The guidance states at paragraph 14 that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. In this respect, development proposals that accord with the development plan should be approved without delay.

- 4.3 Chapter 12 concerns conserving and enhancing the historic environment. Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that heritage assets can make to sustainable communities including economic vitality; and
 - The desirability of new development making a positive contributions to local character and distinctiveness.
- 4.4 It is recognised at paragraph 138 that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.

ii) Adopted Core Strategy Document

- 4.5 Relevant policies include:
- CS33 (Historic Environment) – confirms that historic features and areas of historic importance will be protected and where appropriate enhanced. These include listed buildings and conservation areas.

5 DESIGN AND ACCESS STATEMENT

- 5.1 The application for listed building consent is to repair a damaged wall and replace former black metal gates following a recent car accident caused by a vehicle leaving the highway. The same vehicle also badly damaged a section of Council owned pedestrian guardrail in front of the wall although this has been recently replaced.
- 5.2 This chapter of the statement accesses the proposal against the following key criteria nationally recognised as the man topic to include in a design and access statement: layout, use, scale, amount, appearance, landscaping and access
- 5.3 Layout: The proposal is for a replacement front boundary wall and entrance gates. The wall is only along part of the section of the frontage boundary and will follow the

- same line as the existing structure which is adjacent to the footway. There is therefore no change proposed from the existing situation.
- 5.4 Use: The repair of the front boundary has no implications for the use of either property which, as stated above, are currently undergoing refurbishment to residential use.
- 5.5 Scale: The walls and gate will reflect the existing structures. The wall will have a height of 1.15m whilst the gates will have a maximum height of 1.3m.
- 5.6 Amount: The extent of wall replacement is 2.4m whilst the replacement gates will have a total width of 2.8m.
- 5.7 Appearance: The wall and gates will reflect the existing wall and the former gates that previously occupied the gap between the two pillars (see below).



- 5.8 Landscaping: The replacement of the wall and insertion of the gates has no implications for landscaping. The wall will be constructed onto the existing base of the wall.
- 5.9 Access: The proposal will not affect access into or out of the property for occupants or visitors.

6 HERITAGE STATEMENT

- 6.1 The existing buildings are defined as being Grade II* listed and this includes the entire terraced group (Nos.173 to 183 Kings Road). Historic England advice states that Grade II* buildings are 'particularly important' being of more than special interest and amounting to only 5.8% of all listed buildings.
- 6.2 The application is to repair an existing wall and replace the former metal gates with identical features. The wall will therefore reflect the height, materials and pointing details of the current walls. Wherever possible, the stone from the damaged wall will be re-used. Where bricks are damaged beyond repair, replacement materials will be sourced of an identical material. The replacement gates will be sourced from a company specialising in metal gates and will reflect the earlier design as well as those already in place along this section of Kings Road. The works would preserve the special architectural and historic interest of the listed building and the character or appearance of the conservation area in compliance with local and national policy objectives (i.e. Policy CS33 requires that listed buildings are protected). There would be no harm to the significance of any heritage assets.

7 SUMMARY AND CONCLUSIONS

- 7.1 The application should be supported for the following reasons:

- The proposal is for the re-instatement of a section of existing frontage wall and gates located along the boundary with the public footway with Kings Road. The buildings are Grade II* listed and the works are required following damage caused by a car leaving the adjacent carriageway;
- The proposal is repairing the frontage boundary to reflect the situation prior to the accident. It will therefore re-use existing materials wherever possible and use new materials where necessary to match those already prevalent along this section of the site frontage. The proposal will therefore preserve the listed building and the character and appearance of the Eldon Square Conservation Area.