

REPLACEMENT OF LATH AND PLASTER CEILING

FLAT 1, 79 LONDON ROAD, READING, RG1 5BY

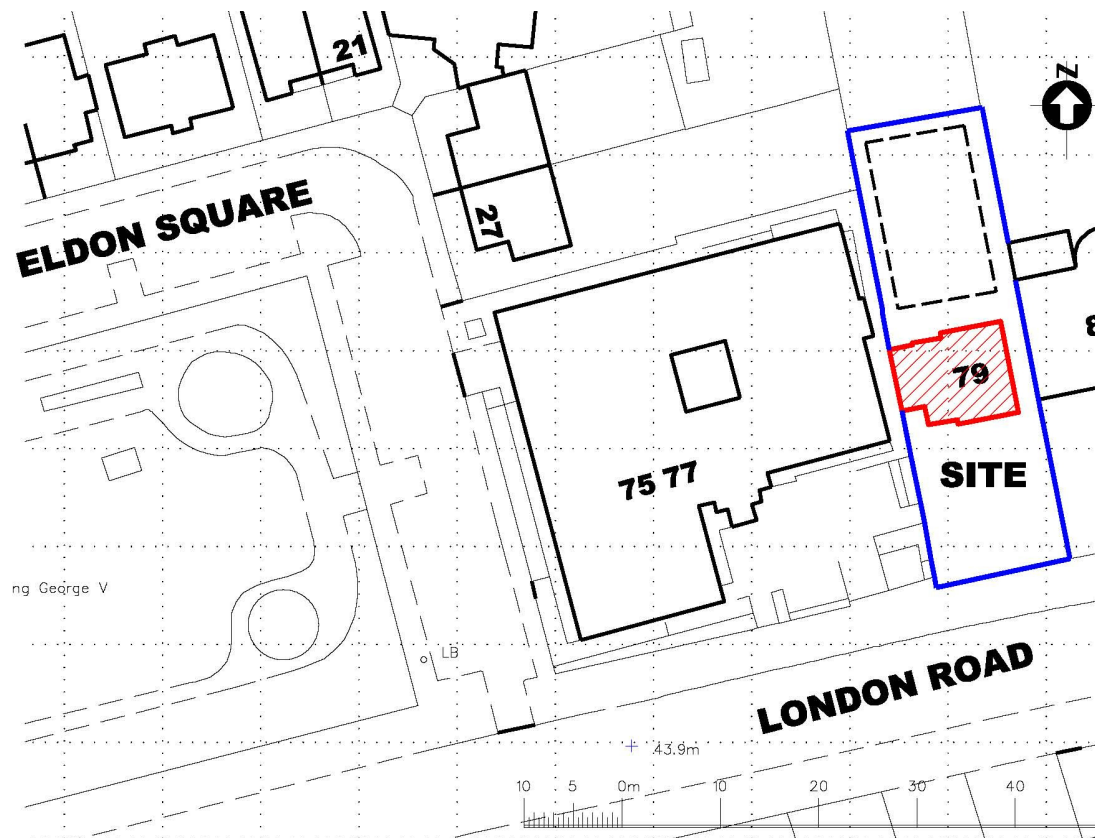
2283/RSM

HERITAGE, DESIGN AND ACCESS STATEMENT

AUGUST 2016

1.0 BACKGROUND

The Client wishes to replace the lath and plaster ceiling in the bedroom of Flat 1 which has been extensively damaged by water penetration from the flat above. The ceiling has collapsed and other areas have been taken down on the grounds of safety: the remaining areas of the ceiling in the bedroom being found to have been over coated with Artex which has an asbestos content.



SITE PLAN

2.0 HISTORY

79 London Road Reading is a detached 'Italianate Villa' of the Eldon Square style dating from the mid 19th century. The house is listed grade II under list entry 1156000. The house is just to the east and outside the Eldon Square conservation area.

The house consists of two and half storeys with a basement. The external walls are finished with stucco and it has slate pitched roof with deep projecting eaves, glazing bar sash windows with pediments and brackets and cast iron balconies to the ground floor. The entrance doorway is positioned to the left of the house in a single storey porch with porch and cornice.

79 London Road was converted from a single house to offices probably in the 1960's but there is no record of this. It was then converted from offices into 4 self-contained flats in 2005 under application No 04/1115/FUL. There was also permission for further flats at the rear of the property at that time and these are in the process of being built.



Front view of house

3.0 SUMMARY OF HISTORIC AND MODERN FABRIC

79 London Road has undergone alterations in the conversion to offices during the 1960's and during the conversion to flats. The historic fabric dates from the mid 19th



century. In flat 1 the lath and plaster ceilings in the bedroom remained intact until the water damage and the asbestos was discovered. The ceiling and cornice have been removed in the bedroom only.

**View of ceiling in Flat 1
before removal due to
water damage and asbestos**

4.0 THE PROPOSALS

The proposals are as follows:

- a. The client wishes to replace the ceiling with sawn timber laths and lime plaster to match the original ceiling removed.
- b. The client wishes to replace the cornice with a cast plaster moulded cornice to match that of the existing.

5.0 ACCESSIBILITY

The proposals put forward in this application do not affect the access arrangements within the existing building.

6.0 SIGNIFICANCE OF THE FABRIC

A simple tabulated assessment of the significance of the fabric of the house is given here. The ratings are expressed in Conservation Management Plan terms, e.g. from Exceptional at the highest level to Little at the lowest. The significance categories relate to English Heritage's Conservation Principles, i.e. evidential, historical, aesthetic and communal.

FABRIC/ELEMENT	EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
19TH CENTURY Original Fabric	Some – surviving parts demonstrate original layout	Some - part of the original plan	Some - part of the original plan	Some- part of the original plan
20TH CENTURY alterations	Little – fabric shows how changes have been made	Little	Little	Little

7.0 PRELIMINARY IMPACT ASSESSMENT

The remaining 19th century fabric of the building will be retained unaltered in all aspects. The only fabric to be affected by the works will be the ceiling in the bedroom of flat 1.

We have considered the requirements of the Client and consider that the scheme put forward satisfies the clients brief without detracting from the character of the existing building.

Other design options were considered but were rejected as being too disruptive to the historic features of the building.