

DESIGN & ACCESS STATEMENT
FLAT A, 6, BATH ROAD, READING, BERKSHIRE RG1 6NB
Application References 162180 + 162201/LBC

Existing

Flat A forms the ground floor of no. 6 Bath Road which with its neighbour, no. 4, comprises a large 4 storey early 19th century block. Flat A benefits from the full ownership of the rear garden which is accessed via an existing metal balcony and associated stone steps which bridge over the full width basement lightwell created by an existing retaining wall from which the steps derive some support. The garden is currently partially overgrown and provides limited opportunity for use. The existing balcony has not historically been well maintained and is in relatively poor condition with areas of rust being evident. Furthermore the balcony is supported by metal brackets built out from the rear wall of the building and at the point of contact with the face brickwork there is significant cracking in the masonry which clearly demonstrates the unsound nature of the balcony above. The upper section of the retaining wall also shows evidence of deterioration of the masonry which casts doubt upon its long term structural integrity to both retain the ground beyond and support the stone steps above.

Proposed Works Associated With The House

The proposed works would replace the existing balcony and its support system with a new powder coated metal balcony that would derive its support from the ground below thus alleviating the support requirement from the building fabric, which could then be repaired as necessary in agreed matching materials. The width of the new balcony would match that of the existing but its depth would be increased from 600mm to 900mm to provide better access through the existing outward opening French doors. The existing balustrade style is not Building Regulations compliant and therefore the proposal is to provide a format which echoes the existing but, by the addition of further slim vertical infills, meets current regulations. The existing steps and associated balustrade are to be retained with only maintenance work being required to both stonework and guarding. The defective elements of the retaining wall are to be removed and the structure rebuilt to its existing profile in reused or agreed matching materials.

Proposed Garden Outbuilding / Garden

The proposed outbuilding has been positioned as far as possible from the main building. Being mindful of the need for quality construction and appearance the new building's design has painted tongued and grooved horizontal timber cladding, matching timber fenestration and a fibre cement slate tiled roof which seeks to give a simple classic appearance to the structure. It is intended that the existing patio position will be retained, but the paving replaced, but, despite the modest slope of the garden away from the house, this will not at its front edge present a change of level in excess of 300mm. While there is likely to be some planting along the western boundary the remaining area will be shingle paths and artificial grass.