

Design, Access and Heritage Statement

Proposed Conversion of the top three floors into Two Number Flats at 58 Kings Road, Reading, Berkshire



May 2015.

Contents

Introduction

The Site

Planning Policy

The Proposal

Conclusion

Appendix A – Photographs

Introduction

This design and access statement has been formulated to support the enclosed submission of a planning and Listed Building Consent application for works to 58 Kings Road, Reading.

It should be read in conjunction with the enclosed plans numbered 01 to 05 which include site and block plans.

The thrust of this application is to support a proposed alteration to the building at 58 Kings Road that will allow for the provision of two number two bedroom flats.

58 Kings Road has been Grade II listed since 22 March 1975.

The listing describes the building, which is the end of a terrace of 3 units -

“3 storeys, attic and basement. Brick, brick strings between floors (painted on 2nd floor). Brick dentil and moulded cornice. Parapet. No 54 has mansard slate front slope, rest and Nos 56 and 58 are old tile roof. One dormer. Each house has 3 windows, glazing bar sashes, 1st floor windows have late C18 cast-iron balconies of intersecting arch pattern. Nos 54 and 56 each have one door and modern shop window. Inside No 56 on ground floor is a reeded marble fireplace and a wide panelled hall with arch. No 58 has 2 windows (lacking glazing bars) and one door. Doors have moulded architrave surround and moulded cornice supported on consoles; Nos 56 and 58 have 6 panel doors. Cast-iron spearhead rails with patterned standards. More dormers and occasional grey brick to rear.”

The Site

58 Kings Road is located to the east side of the centre of Reading Town just north of the river Kennet.

It sits at the end of a terrace in a prominent position on Kings Road.

The plot size of 320m sq. can be seen on the enclosed location and site plans.

Its Northern boundary fronts Kings Road whilst to the West the Gable Wall of this end of terrace faces and abuts a New Development at 52-54 Kings Road.

To the South is the Car parking area with the Kennet beyond.

Planning Policy

The site is a listed property and within the centre of Reading.

National Planning policies applicable to the development encourage:

Delivering sustainable development and Designing for the Historic environment. Guide lines set out the national policy on the delivery of sustainable development through the planning system and advocates the importance of good design. Specifically that good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.

Local policies applicable to this project expects new development to be of a high standard of design, make sufficient use of land, respect the amenities of neighbouring occupiers and not result in inappropriate traffic generation or compromise highway safety. Furthermore new developments should 'respond to the local context of buildings in terms of design, sitting, density and spacing'

Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted

Development will not be permitted if it would harm a building or feature of

Local historic or architectural interest or adversely affect its setting.

Within this Area development will also be permitted provided

that the proposals preserve or enhance their special character or appearance.

Through determining applications, the Council will:

Seek to retain buildings, architectural features, trees, spaces and other

features which are important to the character and

Appearance of the Area; and

Allow new development if it would contribute to the area by

preserving or enhancing its character and appearance;

The Proposed Design

Careful consideration has been given to the design of this proposal in an effort to satisfy the planning department's policies and to enable the proposed development to enhance its environment.

Preliminary designs.

The design process has been lengthy and considered. It has evolved through to the current submission from its inception back in October 2014 and involved detailing a brief from the client together with a site survey and analysis of properties in the Kings Road area.

Initial designs have concentrated on adjusting the area to the rear of the property into a format more usable for the occupants and that reflects the local traditional style of Kings Road.

It has also been important to produce a design that is a subservient addition to the listed dwelling

Photographs of the existing property are detailed in Appendix A.

The subsequent challenge has also been how best to present an extension that would sit comfortable in the local context.

Without comprise this has been achieved. A product with relevant proportions and scale has been designed that allows access to the larger flat in a fashion that reflects local design using external materials commonplace in the locality.

Trees

The site does not contain any significant trees that will be affected by the addition.

External Materials.

The new rear roof is lower than the existing building ridge level. It is finished in slate as per the current lean to roof to the existing rear Elevation.

The external brick wall structure is to match the existing dwelling and covers the floor area of the existing brick lean to at the rear.

The glazed elements are kept to proportions that reflect the style of the existing rear elevation and are completed in white frames.

Internal works

Works required for the internal re fit are very superficial with the design for the flats modelled around the existing structure. The separating Floors and walls will be upgraded to comply with the current Building Regulations. Existing flooring and walls will be retained and where appropriate just covered with new finishes.

Scale

The scale of this proposed development is kept suitable and subservient for the plot and provides an addition smaller in style and scale as that which has already been approved and built next door.

Siting

The positioning of this rear addition is fundamentally in a similar location to the current rear lean to.

The proposed new low pitched slate roof provides a softening effect to the bulk of the proposal,

This modest addition to the elevation respects and does not compete, but compliments the host dwelling and the materials suit this sensitive location.

This subtle addition allows the property to sit comfortably and sympathetically in its relevant street scene.

Detailing

Inspiration for this design has been taken from the locality where slate tiles, red brick, white Windows and Doors are seen in abundance.

Flood Risk

The site is very near a water way however the proposed extension which is not a habitable room but proposed to house a stairway replaces an existing rear projection and will have a similar ground floor level to the existing property.

Summary

In a sense the final product is a fusion of a great modern internal layout with relevant locally inspired external features that provide the basis for a highly respectful and sustainable build option that sits relevant within its context.

The plot size is large with plenty of amenity ground accompanying the proposal.

The access to the lower flat is established from Kings Road with the proposed rear stairwell providing new access to the larger flat, in addition the Parking provision to the rear is well established and remains unaffected by this proposal.

The low roof height to the subservient rear addition, its sympathetic shape and its style will sit comfortably in the local context.

Conclusion

The relevant planning policies have been considered during the design process together with extensive research into the character of the locality, this has been considered hand in hand with the clients design brief and with reference to previous approved projects within the area.

This proposal has good proportions for modern day living and does not involve any major work to the existing integrity of the listed dwelling.

This scheme will bring to life and give renewed purpose to the existing development whilst complying with Planning Policy requirements.

Appendix A

Photographs



Existing Rear Elevation with the site number 58 to the left.



Existing Rear Side Elevation.



Existing Front Terrace With Number 58 to the right