

41 Eastern Avenue,  
Reading, RG1 5RX



**DESIGN & ACCESS STATEMENT**

**Issue:** 01  
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## 00 SUMMARY

This Design, Access and Heritage Statement assesses the significance of 41 Eastern Avenue, Reading, and the impact of the proposed works for which Listed Building Consent is sought. Pre-application advice has been sought for the proposed works. The works will preserve the architectural and historic significance of the Listed Building, its setting, and the character and appearance of the surrounding area.

The statement addresses the documentary requirements of a Design and Access Statement, as required for development of a heritage asset.

## 01 INTRODUCTION, LOCATION & SETTING

This statement has been prepared to support an application for Listed Building Consent for works at 41 Eastern Avenue, Reading. It sets out the design principles and explains how the proposals preserve the building's architectural and historic significance.

As illustrated in the aerial plan (Fig. 1), the property is located towards the East of Reading on Eastern Avenue. The building sits within a predominantly residential area, forming part of a consistent street frontage and contributing to the character and historic interest of the local townscape.

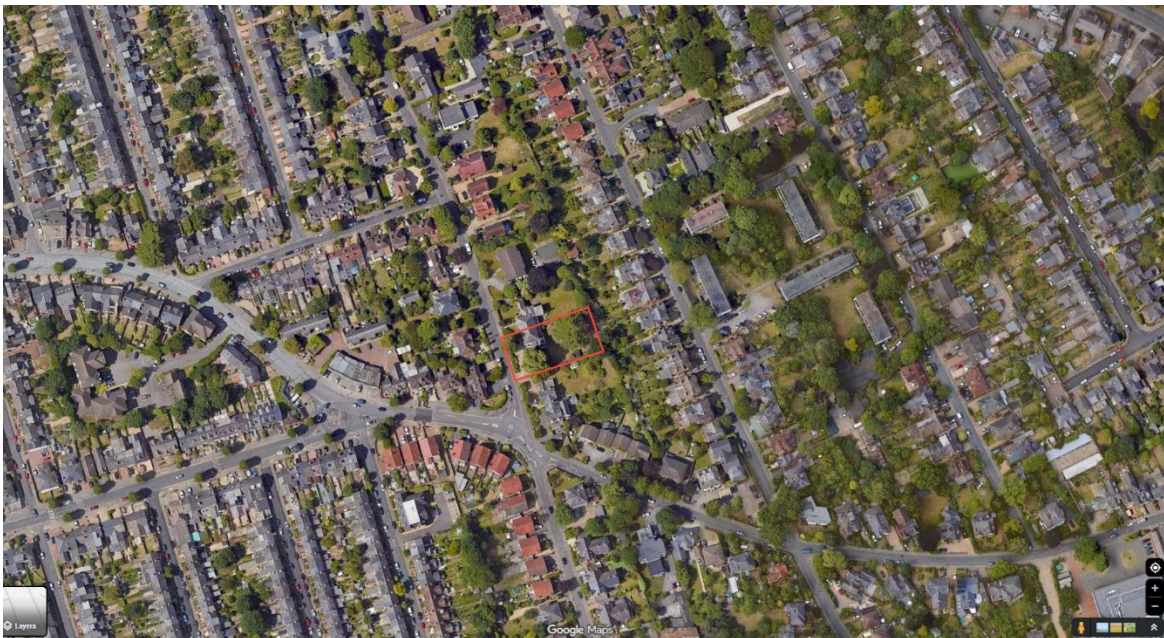


Fig 1. Aerial view of the site location with the dwelling outlined in red.

41 Eastern Avenue is a historic residential property, included on the statutory list for its architectural interest and contribution to the character of the street. Its significance derives from its historic fabric and townscape value.



Fig 2. Photo of 41 Eastern Avenue from the South looking at the front of the property

## 02 HISTORIC DEVELOPMENT & EVOLUTION

Figures 3 and 4 below illustrate the historic development of 41 Eastern Avenue, highlighting the periods when building additions were made.

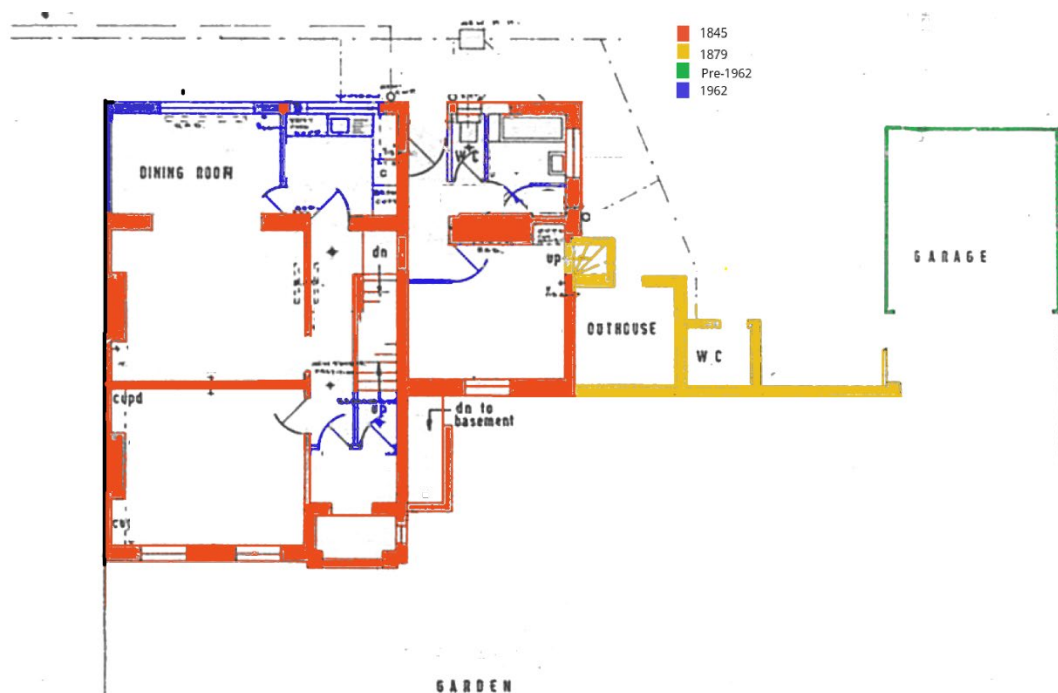


Fig 3. Ground floor plan showing historic phasing of the property

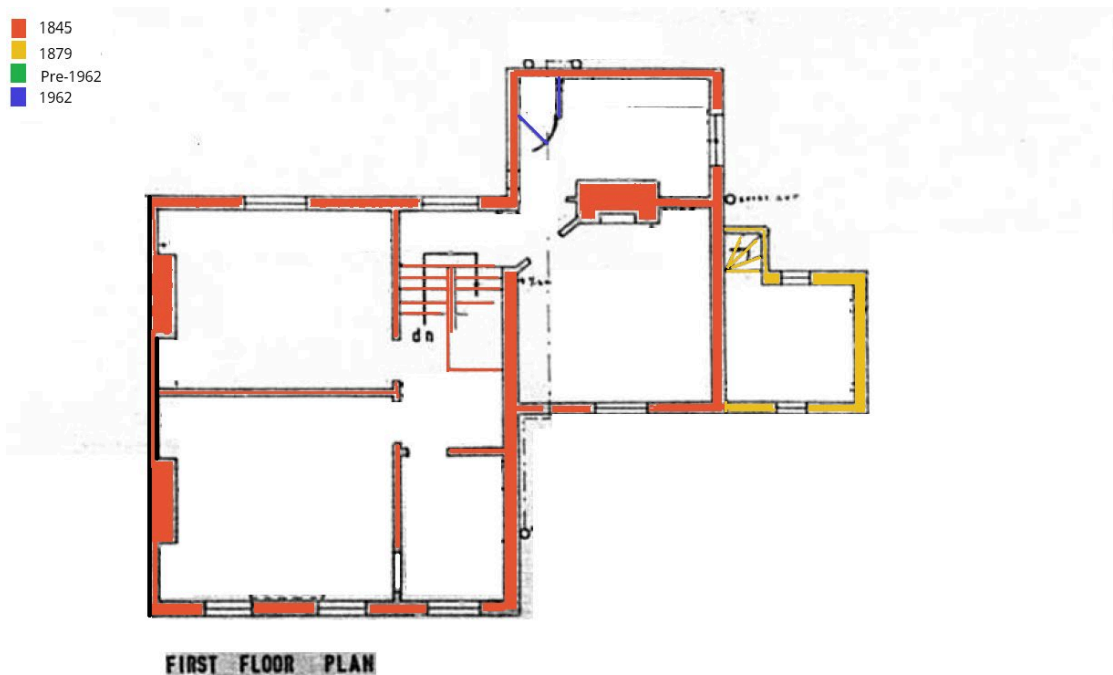


Fig 4. First floor plan showing historic phasing of the property

## 03 PROPOSED WORKS

The proposed works include:

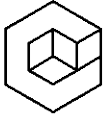
- Addition of a new rear extension
- Removal of the masonry wall that separates the principal staircase from the hall on the ground floor
- Removal of some non-load bearing walls on the ground floor
- Infilling of existing windows and door openings at the rear of the property
- Reinstatement of the window on the south wall of the proposed GF bathroom
- The creation of an opening between the proposed bathroom and corridor
- The installation of a new partition wall to subdivide the existing bedroom into a playroom
- The creation of a new opening between the proposed playroom and study
- The insertion of a new rooflight in the existing flat roof
- The creation of a new widow in the east wall of the proposed study
- Removal of existing flooring in the proposed study and inserting a timber floor with insulation between joists
- Lining the basement floors and walls with waterproof and breathable lime plaster

## 04 NO HARM JUSTIFICATION

In accordance with paragraph 202 of the National Planning Policy Framework, the proposals have been assessed for their impact on the significance of the designated heritage asset. As the works involve sensitive modification and repair using appropriate materials, they result in no harm to the significance of the Listed Building.

## 05 CONCLUSION

The proposed works will preserve the architectural and historic significance of 41 Eastern Avenue and support its continued viable use. The development accords with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.



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