

DESIGN AND ACCESS STATEMENT

86 London Street, Reading, RG1 4SJ

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

Installation of En-suite Shower Rooms/WCs to First and Second Floor Front and Rear Bedrooms, Including Mechanical Ventilation and Drainage Works, and the Erection of a Detached Timber Outbuilding



DESIGN AND ACCESS STATEMENT

86 London Street, Reading, RG1 4SJ

INTRODUCTION

This Design and Access Statement has been prepared in support of applications for Listed Building Consent and Planning Permission for internal alterations and the erection of a detached timber outbuilding at 86 London Street, Reading.

The proposals have been developed following pre-application discussions with Reading Borough Council's Officer and have been revised to respond to the advice received. The scheme has been designed in accordance with recognised conservation principles, seeking to preserve the special architectural and historic interest of the Grade II Listed Building whilst enabling its continued and viable residential use.

The proposals comprise:

- Installation of en-suite shower rooms/WCs to the front and rear bedrooms at first and second floor level.
- Associated plumbing, drainage, mechanical ventilation and service alterations.
- Erection of a detached timber garden outbuilding for ancillary home office and gym use.

EXISTING BUILDING

The property is a Grade II Listed Building which has previously been used for commercial purposes and is now being returned to a family dwelling.

The proposals seek to provide modern residential facilities appropriate for long-term occupation whilst retaining the building's historic character and significance.

No alterations are proposed to the principal structural walls, chimney breasts or primary structural elements of the building.

DESIGN PRINCIPLES

The proposals have been guided by the following conservation objectives:

- Preserve the significance of the listed building.
- Minimise intervention into the historic fabric.
- Reuse existing service routes wherever practicable.
- Ensure new work is lightweight and reversible where reasonably possible.
- Provide accommodation suitable for modern family living.
- Limit alterations to the minimum necessary to secure the long-term sustainable use of the building.

DESIGN AND ACCESS STATEMENT

86 London Street, Reading, RG1 4SJ

JUSTIFICATION FOR THE EN-SUITE BATHROOMS

The property is intended to accommodate a multi-generational family, including an elderly family member. The provision of en-suite shower rooms to the first and second floor bedrooms will provide an appropriate standard of accommodation for the future occupants and support the continued residential use of the building.

The proposed en-suite bathrooms have been carefully designed to minimise intervention into the historic fabric. They are formed using lightweight, non-loadbearing timber stud partitions, avoiding alterations to principal structural walls, chimney breasts and other significant architectural features. The new works are capable of being removed in the future with minimal impact on the historic building.

During the pre-application process, the conversion of the existing first-floor office into a shared bathroom was suggested as an alternative. This option was carefully considered but is not considered to represent the least harmful solution. Converting the office into a bathroom would require more extensive alterations, including additional plumbing, drainage, ventilation, service runs and alterations to a larger existing room. By comparison, the proposed en-suite bathrooms are located adjacent to existing service routes and the identified vertical service duct, allowing new services to be concentrated within an existing service zone and significantly reducing intervention into the historic fabric.

Accordingly, the proposed en-suite arrangement is considered to represent the least intrusive solution while providing accommodation that meets the practical needs of the intended family occupation and supports the long-term sustainable use of the listed building.

DRAINAGE STRATEGY

Following further investigation, an existing vertical service duct extending from the basement to the second floor has been identified.

This existing duct will be utilised wherever practicable for the installation of new water supply, waste and soil pipework serving the proposed en-suite bathrooms. Reusing this established service route significantly reduces the need for new penetrations through the original historic fabric and avoids unnecessary disturbance to existing walls and floors.

Minor localised alterations to the existing service duct may be required to accommodate the new pipework, together with a small opening between adjoining en-suite bathrooms where necessary to connect pipework. These works will be confined to the new bathroom areas and existing service zones and will be kept to the minimum necessary.

Should detailed opening-up works demonstrate that the existing service duct cannot reasonably accommodate all of the proposed drainage, an alternative solution has been identified. This would comprise a new internal soil and vent pipe routed from the second floor to the basement ceiling level before connecting through a single localised opening in the rear wall to the existing external soil and vent pipe. This approach has been designed to require only one new external penetration and therefore represents the minimum intervention necessary should the existing service duct prove unsuitable.

Accordingly, the drainage strategy has been developed alongside the proposed bathroom layout to ensure that new services are concentrated within existing or previously altered

DESIGN AND ACCESS STATEMENT

86 London Street, Reading, RG1 4SJ

service zones. This approach minimises intervention into the historic fabric and avoids unnecessary alterations to other parts of the listed building.

MECHANICAL VENTILATION STRATEGY

Mechanical ventilation has been designed to provide effective moisture control whilst minimising intervention into the listed building.

The existing external ventilation grille within the front basement lightwell will be retained and reused, thereby avoiding the need for a new opening within the principal elevation.

Each bathroom and en-suite shower room will be provided with an independent **Vent-Axia Lo-Carbon Silent Fan VASF100HTC** incorporating an integral humidistat and adjustable overrun timer.

The extract fans will provide a minimum intermittent extraction rate of **15 litres per second** in accordance with Approved Document F.

Bathroom extract ductwork will be routed within ceiling voids between existing ceiling joists where practicable and discharged through discreet openings within the rear elevation using the shortest practicable duct routes. This arrangement minimises intervention into the historic fabric while providing effective moisture control.

The humidistat-controlled extract fans will automatically operate when humidity levels rise and continue operating until moisture levels have reduced, thereby reducing condensation and assisting in the long-term protection of the historic building fabric.

TIMBER OUTBUILDING

The proposed detached outbuilding will provide ancillary accommodation for use as a home office and gym.

The building will be located on existing hardstanding within the rear garden, thereby avoiding unnecessary excavation and minimising disturbance to the site.

The outbuilding is of lightweight timber construction and can be removed in the future without permanent harm to the listed building or its setting.

External Materials

- Walls: Horizontal natural timber weatherboarding with clear protective finish.
- Windows: White uPVC double-glazed casement windows (RAL 9016 – Traffic White).
- Doors: White uPVC double-glazed entrance door (RAL 9016 – Traffic White).
- Roof: 60 mm insulated roof finished with black EPDM membrane.
- Floor: 50 mm insulated floor construction.
- Rainwater Goods: Black uPVC.

The simple palette of materials ensures that the outbuilding remains subservient to the listed building and integrates appropriately within the garden setting.

DESIGN AND ACCESS STATEMENT

86 London Street, Reading, RG1 4SJ

ACCESS

The proposed alterations improve the functionality of the dwelling by providing additional bathroom facilities for family occupation.

The internal layout has been designed to provide safe and convenient access between bedrooms and associated bathroom facilities while retaining the character of the existing building.

The detached outbuilding is accessed via the existing garden and provides ancillary accommodation associated with the main dwelling.

CONCLUSION

The proposals represent a carefully considered scheme that responds to the advice provided during the pre-application process. The design minimises intervention into the historic fabric through the reuse of existing service routes, lightweight and reversible construction, and careful integration of modern services.

The proposed en-suite bathrooms and detached timber outbuilding will enable the continued sustainable residential use of the property while preserving the special architectural and historic interest of the Grade II Listed Building. The works have been designed to achieve the least possible impact on the building's significance and are therefore considered appropriate for the grant of Listed Building Consent and Planning Permission.