

**Removal of first floor en-suite and formation of
separate Family WC / Shower room
to
16 Gloucester Place, Windsor, Berkshire, SL4 2AJ**

**DESIGN & ACCESS STATEMENT
for
LISTED BUILDING APPLICATION**

1. INTRODUCTION

This report has been prepared in support of a Listed Building Application submitted to The Royal Borough of Windsor & Maidenhead via the Planning Portal on the 24th March 2024, and should be read in conjunction with the deposited plans, Drawings No's. 01 (SLP), 02 (Block Plan), 03 (Existing Photo's), 04 (Existing Plan and Elevations), 05 (Proposed Plan and Elevations) and 06 (Full size details of skirting board and door frame / architraves / picture rail).

The Applicant requires to alter the first floor front bedroom by removing the “modern” shower room en-suite and to provide a separate family shower room to the rear bedroom which can be used by all bedrooms at this level, the proposals are minimal in order to achieve the desired layout. This report examines the site and its constraints, considers planning issues and sets out the design philosophy, all in support of our application.

2. GENERAL DESCRIPTION OF EXISTING HOUSE

16 Gloucester Place, is a semi-detached property, the accommodation being arranged over two floors, with a kitchen, lean-to rear conservatory, living room, dining room, guest bedroom and family bathroom at ground floor level, and a family bathroom, 3 bedrooms & shower en-suite to the first floor.

The house is constructed in load-bearing masonry with a painted render finish, and a natural slate finish to the roofs. The existing windows and external doors are a mixture of softwood framed casements and softwood double-hung sliding sashes.

The surrounding land of the site consists of neighbouring properties, which define the west and east boundaries, with Gloucester Place to the north and garages beyond the open watercourse to the south.

The building is grade II listed, and is located within a Conservation Area.

The site area is approximately 0.0545 ha.

The site is located on land identified as at flood risk level 2 and part of the site is also flood risk level 3. However, there are no concerns arising from the proposal with regard to flooding as Policy F1 of the local plan would not apply.

3. PROPOSAL

In principle to provide the following on the first floor only:

1. Carefully remove the “modern” first floor shower en suite to front bedroom and salvage, door, architraves, shirtings and sanitaryware fittings for re-use in the new proposal. Front bedroom to revert back to its original size, with skirtings re-instated.

2. Form new WC / Shower Room to rear of first floor bedroom with small lobby area. New walls to be formed in timber stud. The new shower room will be similar in size to the removed shower room.
3. Remove and salvage door to rear bedroom for reuse in new bedroom doorway. The existing door opening from the landing to the new lobby space ie linings and architraves are to be fully retained.
4. All new architraves, skirtings and picture rails are to match exactly the existing profile. Where new sections are required, profiles are to be taken from site to ensure an exact match.
5. The internal alterations are of a relatively minor nature, and does not entail any major removal of building fabric, slight alterations to floor boards and ceiling will only be required to enable stud walls to be securely fixed to floor, wall and ceiling structures.

4. THE NEED

The Applicant requires a family WC/ Shower room facility at first floor level, suitable for a dwelling of this size and for modern living standards. The improved facilities shown on the submitted plans are considered the absolute minimum to meet current needs for family accommodation.

5. DESIGN & POLICY

Conscious of the building's setting in a Conservation Area and its status as a Listed Building, we have designed the alterations sympathetically to respect the original style and detailing,

Conservation Area & Listed Building appear to be the two principal planning issues. We set out below the design issues relative to the Policies set out in the Local Plan.

Listed Building - Policy LB1 -Alterations and extensions to Listed Buildings:

- a). In general, the proposed alterations will be of a high standard of design, appropriate to that of the original building.
- b). The new internal layout has been designed to minimize alterations to the existing layout, with only very minor removal of the fabric. New partitions will be in timber framing, which will be reversible. The existing original bedroom door for removal will be salvaged and re-fixed in the new layout, frame and architrave will be left completely intact. The door to the current en suite is to be salvaged for re-use to the new family shower room.

Conservation Area - Policy CA2

- a) The proposed works would result in a slight degree of harm to the listed building based on paragraph 202 of the National Planning Policy Framework (NPPF, 2023). However, the proposed alterations are largely reversible and, based on precedent, they are not deemed to impact the significance of the designated heritage asset. The building is within a Conservation Area and it is considered that the proposed alterations would not have any adverse effect on the character or appearance of a Conservation Area.

6. CONCLUSION

It is considered that the proposals are acceptable under current policy guidance for a listed building.