

HERITAGE AND DESIGN STATEMENT FOR THE RE BUILDING OF PART OF THE REAR EXTENSION OF 20, THE MOUNT, READING RG1 5HL.

Context:

The Mount is a close-knit street layout of Victorian listed houses originally built by Mr. Palmer for the management staff of Huntley and Palmer company, in the latter half of the 19th century.

No. 20 is on the Northern street overlooking the Lower Mount. It is a terraced house Grade 2 listed, as are most of the houses in the Mount.

It has a haphazard rear extension built by previous generations with little regard to the historical context of the main house and its neighbours.

Purpose of the Application:

This application only relates to the rear single storey extension.

As referred to in Section 5.0 of the Mount conservation area appraisal, there are some clearly "inappropriate additions", as referred to in this appraisal, to the rear of most of the houses. No. 20 has just that.

The existing kitchen is part of the original fabric which will remain, but the additions beyond that, towards the garden, have been added after the original house construction. Refer to my drawings TM 6 and 7.

The main aim is to rebuild these in matching form and style of the original house.

The Proposal:

It is proposed to rebuild on the same footprint part of the rear storey referred to above including the old shower, toilet and sitting area. The external walls will be built in matching brickwork and the roof lined with slates. The roof will follow the pattern and slope of the existing one over the kitchen.

The proposal will nationalise the original layout so that there is a safe working kitchen, ramp access to the rear garden and the sitting area has a good view over the rear garden. Refer to my drawings TM 6 and 8.

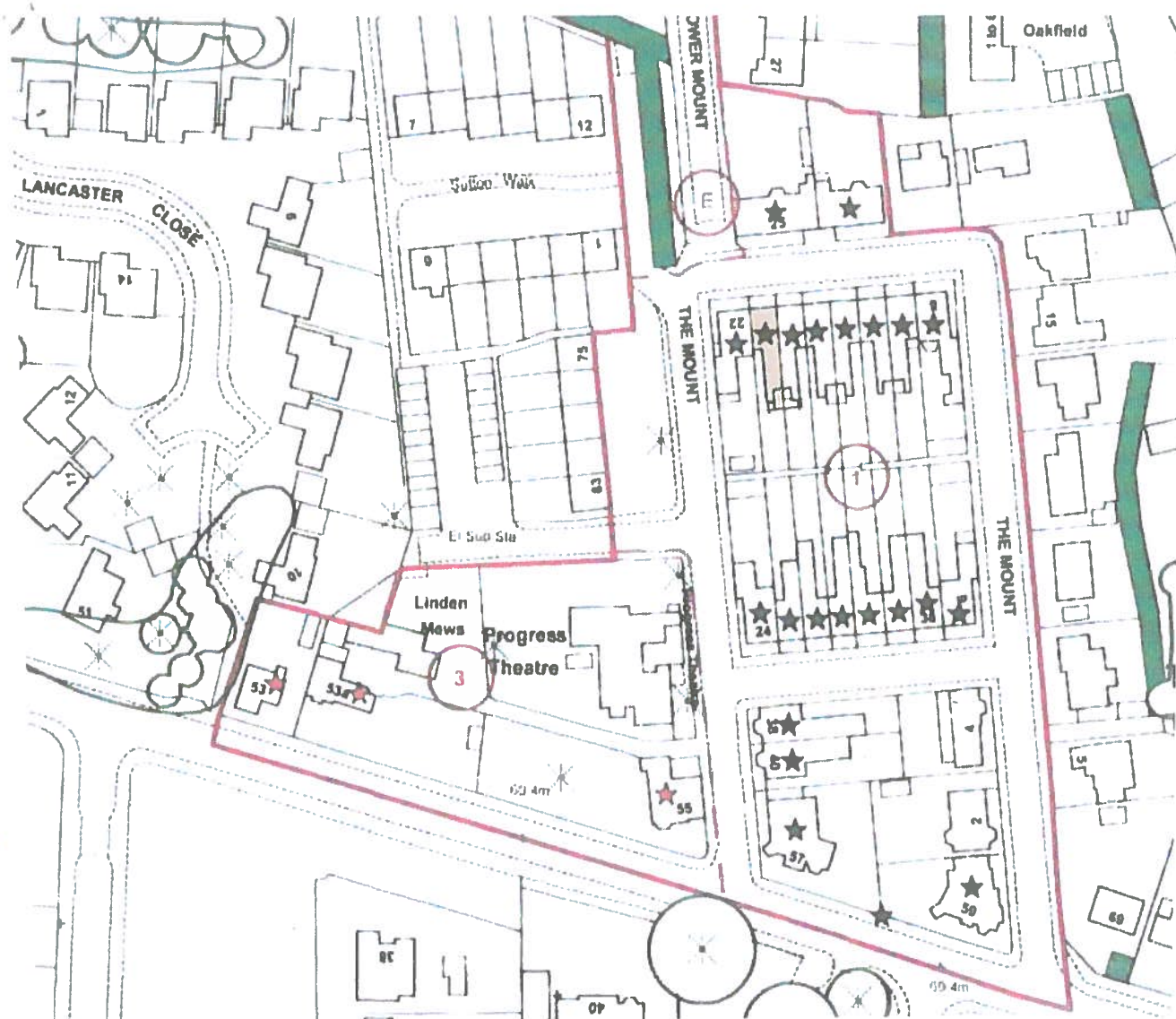
It is noted that several other houses in the Mount have carried out this type of quality re-building of their rear extensions and the owners of No. 20 wish to continue this improvement to this historic house which is an important part of old Victorian Reading.

It is noted that in Section 6.0 of the Planning Appraisal, that the old inappropriate additions to the rear of the properties devalue the quality of the main houses.

This application is aimed to enhancing this corner of the conservation area as the planning appraisal encourages.

My clients also wish to line the sloping roofs from the rear extension with solar panels to improve the "green footprint of the building."

July 2023



Extract of the Mount
Conservation Plan.

View of the lean too at
the rear of no 20.

Improvement to 20 The Mount,
Reading RG1 5HL.
for J. Munro & E. Tebbitt

Context

N.T.S.
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