Foinavon, Churn Road, Compton, Berkshire RG20 6PP
T 01635 579 208 E enquiries@rmasurveyors.co.uk W www.rmasurveyors.co.uk
Richard Mountain BA Hons MRICS Associate: Peter Mountain MCIOB

DESIGN AND ACCESS STATEMENT

The Horn,
2 Castle Street,
Reading
RG1 2LS

The Horn, 2 Castle Street, Reading RG1 2LS is located on the corner of St Mary's Butts and Castle Street, Reading. The building is located within the St Mary's Butts/Castle Street Conservation Area. The property is grade II listed. The front facade is accessible by foot. There is no vehicular parking.

The building is two storeys. The property is believed to have been first constructed in the 1500's, with later rear additions and alterations thought to have been undertaken in the mid to late 20th century.

The roof is a mixture of clay tiles with more modern bitumen felt covered flat roof and a single pitched roof covered with manmade slates to the central courtyard. Tiles are double lap plain clay tiles. The roof has had to be recovered in advance of this application as reactive maintenance, to prevent further damage occurring to the historic fabric.

Although some earlier features are noted within the building, the property has been significantly altered and modified, with many modern features established throughout. The listing notes that the building has been much altered and modified.

PROPOSAL

This application relates to the necessary repair works required as a result of the lack of maintenance and repairs undertaken to the property.

Works are necessary to ensure the building is properly maintained after a significant period of neglect. All works being undertaken are necessary for the preservation of the building fabric and to

ensure the property is commercially viable. It is the applicant's view that buildings that are occupied are better preserved.

Work

Works requiring listed building consent comprise:

Repairs to roofing. Removal of former tenant installations, Repairs to render and external decorations. Replacement of rainwater goods. Repairs and replacement of damaged external joinery. Replacement of damaged external doors and windows. Essential floor repairs. Refitting wc's and kitchen areas. Plaster repairs and internal decorations.

The proposals will be undertaken sympathetically and will protect and exemplify the historic aspects of the property. This application is made with the view that when historic buildings are properly protected their historic fabric will be maintained and preserved.

The intention is to use materials that are sympathetic and in keeping with the character of the property.

Finishing

The proposed works to the property are required to protect the building whilst retaining the overall character of the property. It is applicant's aim to ensure the property is properly maintained and that all repairs and alterations are undertaken in accordance with a philosophy and concept that is in keeping with the intrinsic heritage of the structure. Coupled with this central heritage philosophy there is an overarching desire to ensure a safe, habitable and pleasant space for the building occupants.

Access

Access and egress are not affected by this application. This will not increase the level of footfall or vehicular access to and from the property.

Refuse

No change is proposed to existing refuse and recycling arrangements.

Amenity Space

No change is proposed regarding amenity.

Conclusion

The proposed works are required to make the building more weathertight and safer. In doing so these essential repairs will help to maintain the historic fabric of the building.