

Listed Building and Heritage Assessment Design and Access Statement

Proposed replacement of conservatory with single storey rear extension,
and associated external and internal alterations to Listed Building.



At:

38 The Mount, Reading RG1 5HL

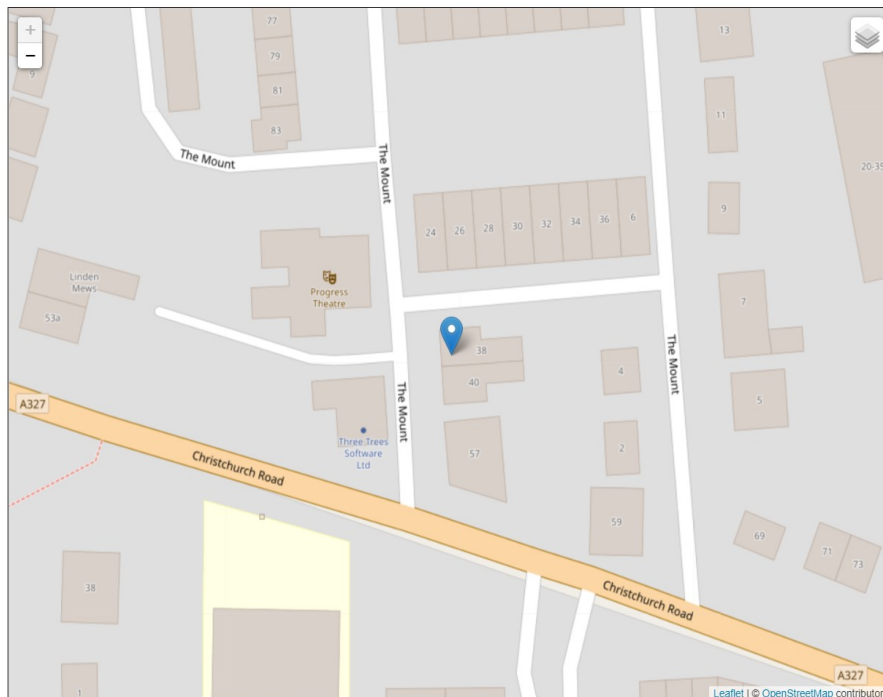
August 2022

Introduction

This heritage assessment and Design and Access Statement addresses proposals at 38 The Mount, 5HL RG1. The proposals are to replace the existing brick and timber conservatory with a single storey rear extension in order to enlarge the kitchen, internal relocation of wc and related external and internal alterations.

For the reasons set out, we consider these proposals fully comply with National Planning Policy Guidance and the applicable policies on extensions, Listed Buildings and Conservation Areas.

Pre-application consultation has been carried out and a response received (dated 23rd May 2022). The response concluded that the proposals are supportable. The specific comments made have been taken into account.



Previous Planning, Listed Building and Conservation Area Applications.

The existing conservatory appears to have been approved in 1993. That application and subsequent decisions relating to this property from the Council's website are as follows:

920631

Demolition of garage. New conservatory and wc conversion. Re-opening of existing door to first floor. 11/1/1993

This appears to have been carried out. There are no drawings or details on-line.

020456

Re-slating roof with welsh slate to include 1 velux window on rear pitch.

5/7/2002

There are no drawings on line but this may relate to the roof light on the main house roof located over the staircase.

061281

Replacement window, door, roof and glass to existing conservatory.

Listed Building consent granted 16/8/2006

This was not implemented. The conservatory is unchanged from the 'existing' image shown in that application.

191013

Prune two bay trees

17/7/2019

211333

Fell one apple and three bay trees.

8/9/2021

This work has been carried out.

Brief Description of the Proposals

The proposals comprise:

- The removal of the existing brick and timber conservatory and its replacement, on the same footprint, with a single storey extension to provide an enlarged kitchen with brick walls and a slate roof.
- There is a small wc within the conservatory which would be removed and which will be replaced by a new wc in part of the hallway. To enable the new wc to be created, the door from the hall to the dining area of the kitchen would be repositioned and a disused side door, which is at the back of a cupboard, would be bricked-up, retaining a high level window.
- A non-original side window to the kitchen would be replaced.
- A minor change is to be made to the existing openings between the kitchen and dining area to remove modern arched tops and produce rectangular openings in order to increase light into the dining area.
- The modern bathroom would be moved from the front bedroom to the rear to free up the front room and consolidate the plumbing.

Heritage Context

38 The Mount is a Grade II Listed Building and lies within The Mount Conservation Area. Information on the listing is as follows:

38 and 40 The Mount

Listing date: 14th December 1978

Last amended 16th May 1979

Grade II

Source: Historic England
Source ID:1321967
English Heritage Legacy ID: 38847
Location: Redlands, Reading RG1
Electoral Ward/Division: Redlands

“Circa 1876. 2 storey pair, similar position to Nos 2 and 4. Gault brick with paler bands at cill and lintel levels. Modillion eaves cornice to hipped slate roof, 4 end chimneys. 4 windows on 1st floor with moulded brick chevron arches, outer canted bays on ground floor with coggled brick cornice and stone stop-moulded lintels. Marginally glazed sash windows. Paired central 4 panel half glazed doors with rectangular overlights and arched entrances in heavy bracketed hood with coggled brick cornice. Linked to No.57A by garden entrances - a pair of gables breaking short length of wall with moulded cope. Railings, standards retained.”

In preparing this assessment, regard has been had to The Mount Conservation Area Appraisal prepared by the Council in 2009. It describes the area as:

‘... a close knit street block of listed houses originally built for Huntley and Palmer’s employees. The houses are of a particularly distinctive and unique character being constructed of gault bricks with paler banding and detailing, and retain much of their original character and appearance, including frontage walls and railings... These buildings date from c.1876 and were built for Huntley and Palmer’s clerks, foremen and managers. They comprise a mix of detached, semi-detached and terraced houses with common design and decorative features’.

Numbers 38 and 40 are described as:

‘A matching pair of semi-detached houses. The most notable features are; the hipped slate roof, projecting ground floor bay windows, the hoped arch entrances and the round headed first floor windows. A short length of wall with moulded coping and garden entrance links to 57A Christchurch Road.’

Assessment

Number 38 is on a corner plot and has a side garden wall (approximately 2m high) with two gateways. Views of the rear part of the house from the street are limited to the upper parts of the rear projection including the top of the existing conservatory over this boundary wall.



Rear view from the street

The existing conservatory, built in the 1990s, comprises single skin brickwork with timber frame above and plastic sheet roofing.



Existing conservatory (view from garden)

It contains the washing machine and drier. It also includes a wc. The overall arrangement is unsatisfactory. In terms of energy efficiency, the conservatory includes 2 radiators (one in the main space and one in the wc) to make it useable in colder weather and prevent the water pipes for the wc and washing machine from freezing, but the structure is unable to retain heat. There are gaps around the eaves and, as a simple structure with plastic sheet roofing, it lacks insulation.



Conservatory - Internal

The existing kitchen is very small and, accordingly, cupboards and worktops are split between the dining area and the small rear kitchen area itself.



Small existing kitchen



Dining area includes kitchen units to provide more cupboard space

The existing arrangements are, therefore, unsatisfactory and very energy inefficient. The proposals have been designed to overcome these limitations whilst fully respecting the Listed Building.

The proposals would remove the existing conservatory and wc and replace them with a single storey kitchen extension on the same footprint as the conservatory. The walls would be in brick and the roof would be slate, to match the rest of the house. The floor level would be consistent with the existing kitchen floor (at present the conservatory is one step lower).



Rear view as existing

The roof slope on the northern side (right hand side in the above picture) would align with the existing kitchen roof. It is proposed to include three conservation rooflights, two on the north slope of the existing kitchen and one on the south slope of the extension.



Conservation rooflight proposed for existing kitchen roof. Exact position TBC.

The existing kitchen window (below) is not original, does not fit particularly well and has an extractor in the glass. As a result, it creates a particularly cold area within the kitchen which is subject to condensation. This window would be replaced with a new double glazed timber window. A cookerhood extractor vent would be included in the new extension wall.



Non-original kitchen window

The consultation response suggested possible sash windows in this location. However, because the headers are small, there would be insufficient room for traditional sash windows. The narrower of the 2 headers is only 270mm wide. A timber frame and sash window weights would leave around 70mm of glass, which is clearly insufficient. Casement windows are therefore proposed as would be typical for smaller Victorian windows of this type.

The opening between the existing kitchen and the new extension would involve the removal of the non-original back door and window and the adjacent masonry and the introduction of a lintel over. The new extension would have French doors to the garden as per the existing conservatory.



Rear wall of existing kitchen

The existing openings between the kitchen and dining area have modern arched tops. These cosmetic features would be removed to make the openings rectangular which would increase light through the kitchen and dining areas.

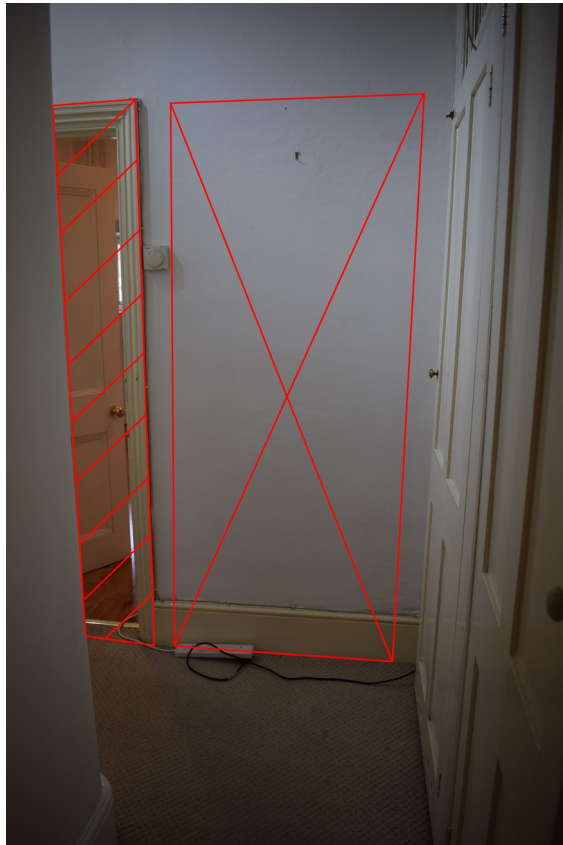


Modern arch topped openings between existing kitchen and dining areas

The wc would be replaced in what is now part of the hallway and a cupboard. To facilitate this, the door from the hall to the dining area would be relocated. The modern cupboard structure would be removed. There is a disused external door at the back of the cupboard which would be removed and infilled with matching brickwork, retaining the existing top window to provide natural daylight to the wc. An extractor would be included in the new brickwork. This change will also help improve energy efficiency as the existing disused external doorway results in an unnecessary loss of heat.



Existing kitchen - towards hall



*Proposed relocation of kitchen door -
viewed from hall*

The existing modern bathroom would be moved from the front to the back of the house with the room vacated restored to a bedroom. Externally this would result in the removal of a full height downpipe on the front of the house and the addition of a connecting pipe to the existing downpipe on the side. The original fireplace in the rear bedroom would be retained. Neither room has its original coving or cornices.



Front elevation showing existing downpipe - to be removed



Side elevation indicating proposed connection to existing downpipe

Conclusions

The proposals would greatly improve the function of the kitchen and dining areas of the house by creating properly insulated living spaces. The upstairs space will also be improved. We consider that there would be no adverse impact on the Listed Building or Conservation Area. Indeed, we are of the opinion that the removal of the drainpipe on the historic facade and the replacement of the plastic roofed conservatory with the proposed extension, using brick and slate to match the main house, would enhance the appearance of the property.