

LISTED BUILDING, HERITAGE ASSESSMENT, DESIGN & ACCESS STATEMENT

For

**SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING LISTED
BUILDING**

At

**6 THE MOUNT,
READING RG1 5HL**



February 2021

SUMMARY

This Statement has been prepared to support an application for listed building consent for single story rear extension and minor internal works at 6 The Mount, Reading as shown on the submitted plans. In accordance with the National Planning Policy Framework para 189 this statement is proportionate to the significance of 6 The Mount in respect of the potential impact upon the heritage asset of the relevant works for which Listed Building Consent is sought.



We are of the opinion that the proposed extension and internal works relate well to the listed building and would be wholly appropriate in this situation.

HISTORIC ENGLAND LISTING

Listing Date: 14 December 1978
Last Amended: 16 May 1979
Grade: II
Source: Historic England
Source ID: 1113438
English Heritage Legacy ID: 38844
Location: Reading, RG1
County: Reading
Electoral Ward/Division: Redlands
Built-Up Area: Reading
Traditional County: Berkshire
Lieutenancy Area (Ceremonial County): Berkshire
Church of England Parish: Reading Christ Church
Church of England Diocese: Oxford

Circa 1876. A 2-story terrace for the clerks at Huntley and Palmer's Biscuits Factory with foreman's end terrace houses. Gault brick with white brick bands and chevron-molded 1st floor brick window arches. Modillion eaves cornice. Slate roof with four principal chimney stacks with coggled capping. Marginally glazed sash windows with brackets cills and cast-iron flower basket guards. The end houses numbers 6 and 24 have 2 story bays capped by gables with molded coping, these windows have stop molded lintels. Entered from side which has 3 window elevation with projecting central doors with rectangular overflight. Number 26 and 35 (even) have 2 windows each, ground floor windows with white and joint gable over. Railings and standards retained, except for number 6, two story rear extensions, attic windows to rear of number's 6 and 24. Internal features (ceiling rosettes, mahogany rail to stairs which have curly bottom and plasterwork features) are retained in number 6 and several of the other houses.

Listing NGR: SU7253472178

ASSESSMENT OF HERITAGE SIGNIFICANCE

Conservation Area

The Mount itself comprises a close-knit street block of listed houses with local historic interest being originally built for Huntley & Palmer's employees. These houses comprise a unique and distinctive group of buildings of both architectural and local historic value and form the core of the conservation area. They are listed Grade II. 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 design and decorative features in common. All the properties were constructed of gault bricks with paler detailing and banding, and with slate roofs. They retain much of their original character and appearance, including frontage walls and railings.

6 The Mount location creates a prominent corner feature. Furthermore, the form, scale and materials used in the construction of the house are common to many of the properties within the Conservation Area which together form a harmonic appearance and a unique sense of place.

6 The Mount is highlighted in Section 5 of the 'The Conservation Area Appraisal' by RBC in April 2009. It states that 6 The Mount has a negative impact on the historic character and appearance of The Mount conservation area due to loss of original brick wall and railings fronting the site. 6 The Mount is the bookend to No.8.

South East Elevation



East Elevation



Existing garage (left doors) on East Elevation



The property has undergone a series of alteration works in the past as follows:

1. Confirm Listed Building Consent to renew roof surfaces. These works were carried out around 15 years by the previous owners as the roof was leaking and some of the old timbers were rotten and many of the tiles broken.
2. Confirm Listed Building Consent to repoint masonry with Portland cement weather pointing. This work was carried out by the previous owners around 10 years ago because it had original pointing and the walls were damp internally.
3. Confirm Listed Building Consent to replace gutters and downpipes. This work was carried out by the previous owners between 15 – 25 years ago because the old gutters had broken and leaking.
4. Confirm Listed Building Consent to construct new dormer, en-suite bathroom on second floor and outside plumbing which serves the latter. This had been carried out by the previous owner and the previous owner only replaced some of the rotten woodwork and slate tiles when they replaced the roof tiles 15 years ago.
5. Confirm Listed Building Consent to replace windows on north/west facing elevations ground floor. The previous owners only replaced the kitchen window about 25 years ago because the old window didn't give enough ventilation to the kitchen. The other windows were replaced by the previous owner.

HERITAGE IMPACT ASSESSMENT

A large proportion of the properties have been altered to include single story infill extensions between the rear projections. This application seeks to reflect the same design principle by including a single-story infill extension to create a Family Room. In particular looking at No.8 The Mount is the closest example.

This proposal will have minimal impact on the setting of the conservation area when viewed from a public vantage point.

Rear view of extension to the rear of 8 to 20



Close up view of the rear extension of No.8 The Mount



It is also proposed to remove the two modern window openings on the East Elevation returning the boundary wall back to its original form to match No.8 The Mount. This will have minimal impact on the setting of the conservation area. To enhance the conservation area with regards to the comments made in 'The Mount Conservation Area Appraisal' it is proposed to erect railings and associated brick piers as featured below.

Existing windows bricked up



No. 8 The Mount





Existing railings of No.8 The Mount to be replicated



Close up of brick pier to be replicated



Extent of railings proposed to 6 The Mount marked in red

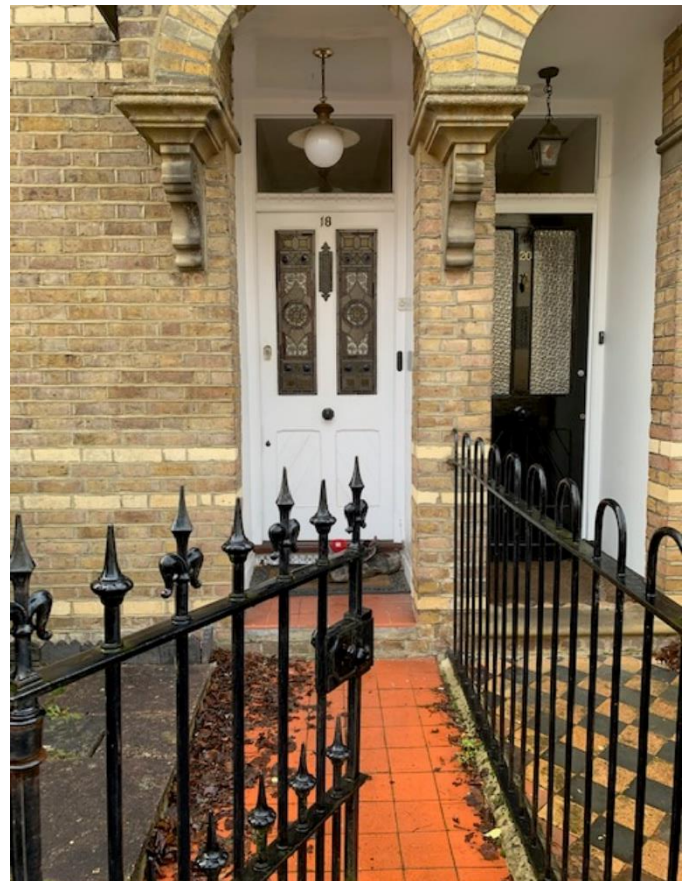


The current front door has solid infill panels it is proposed to replicate No.18 The Mount with decorative glass infill panels, the exact pattern is yet to be determined.

Existing front door with obscured glazed decorative panels



Example of No.18 The Mount



Reinstate West Facing access door to terrace from existing utility room



The new west facing door opening adjacent to existing windows with area of wall to be removed to access family room with kitchen



New window opening to rear utility lean-to, brick up existing utility door



Existing window to bedroom replaced with deeper matching sash window. New traditional lead shelf in lean-to roof to accommodate enlarged window.

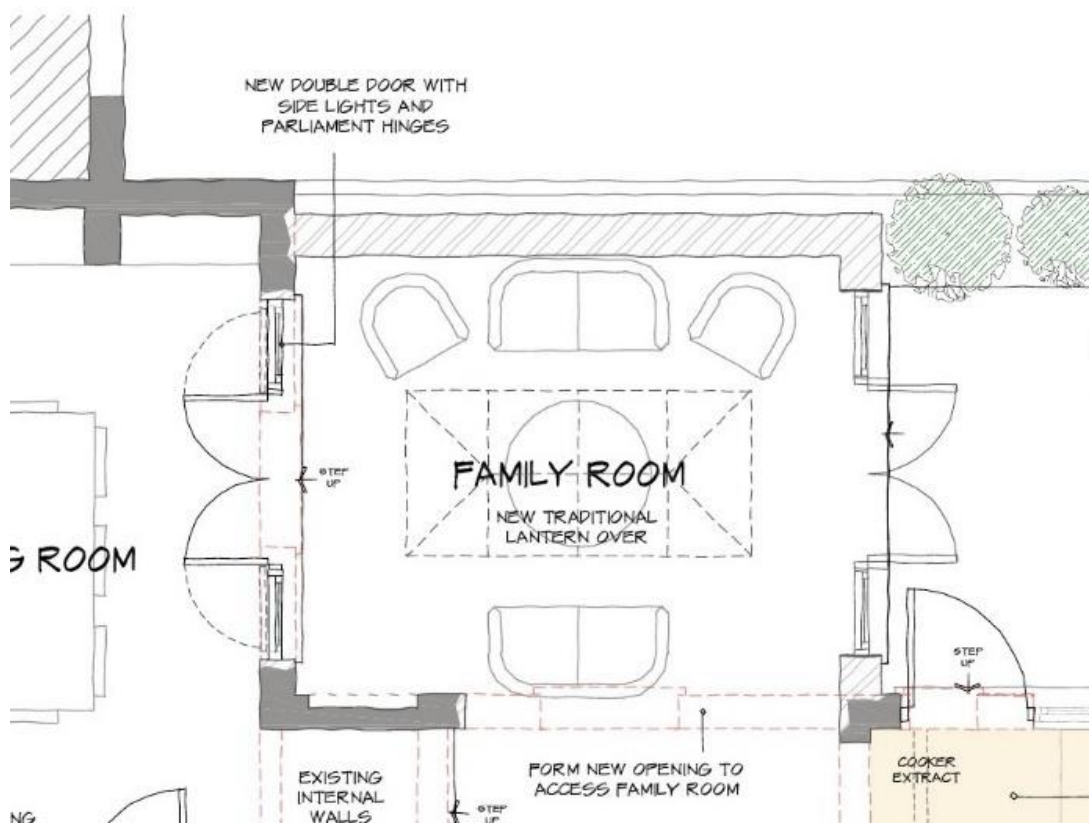
The works also propose a single-story parapet wall extension with glazed rear elevation, together with a traditional lantern behind the parapet.



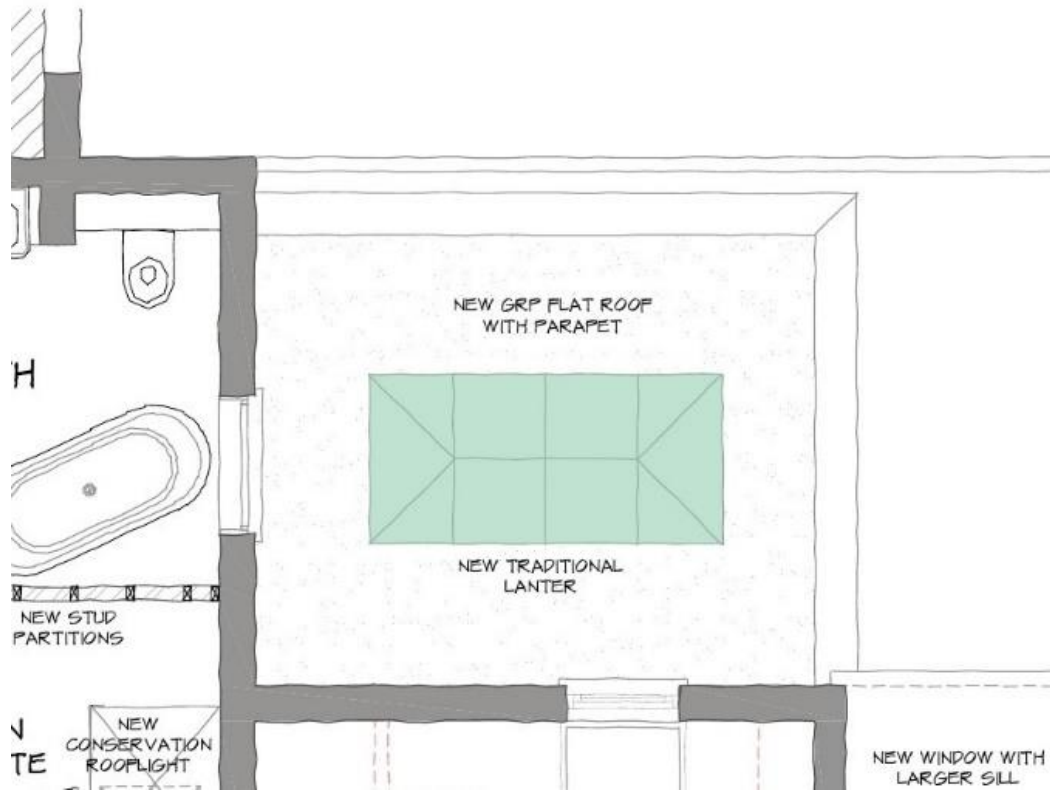
Rear View



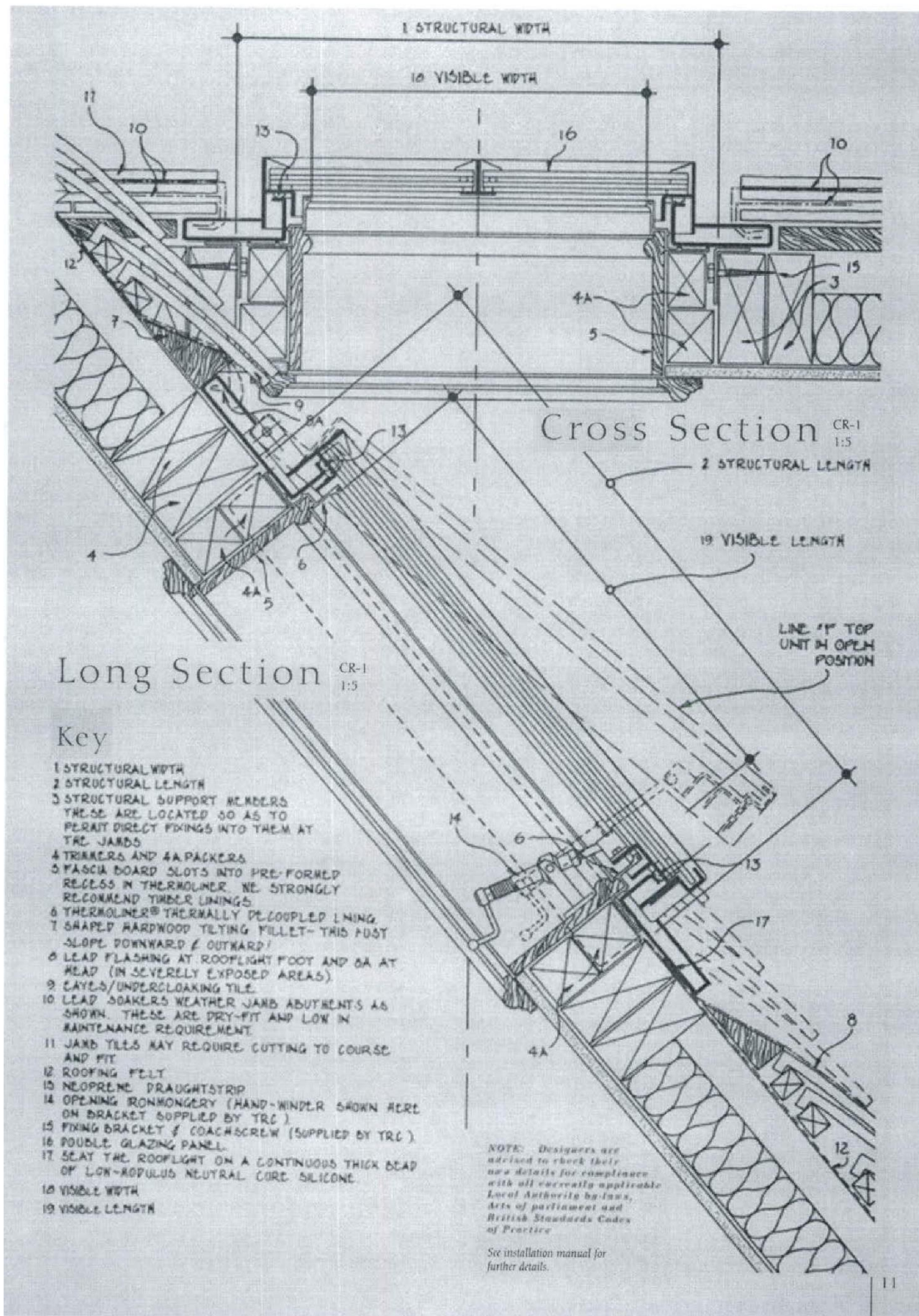
Ground floor plan



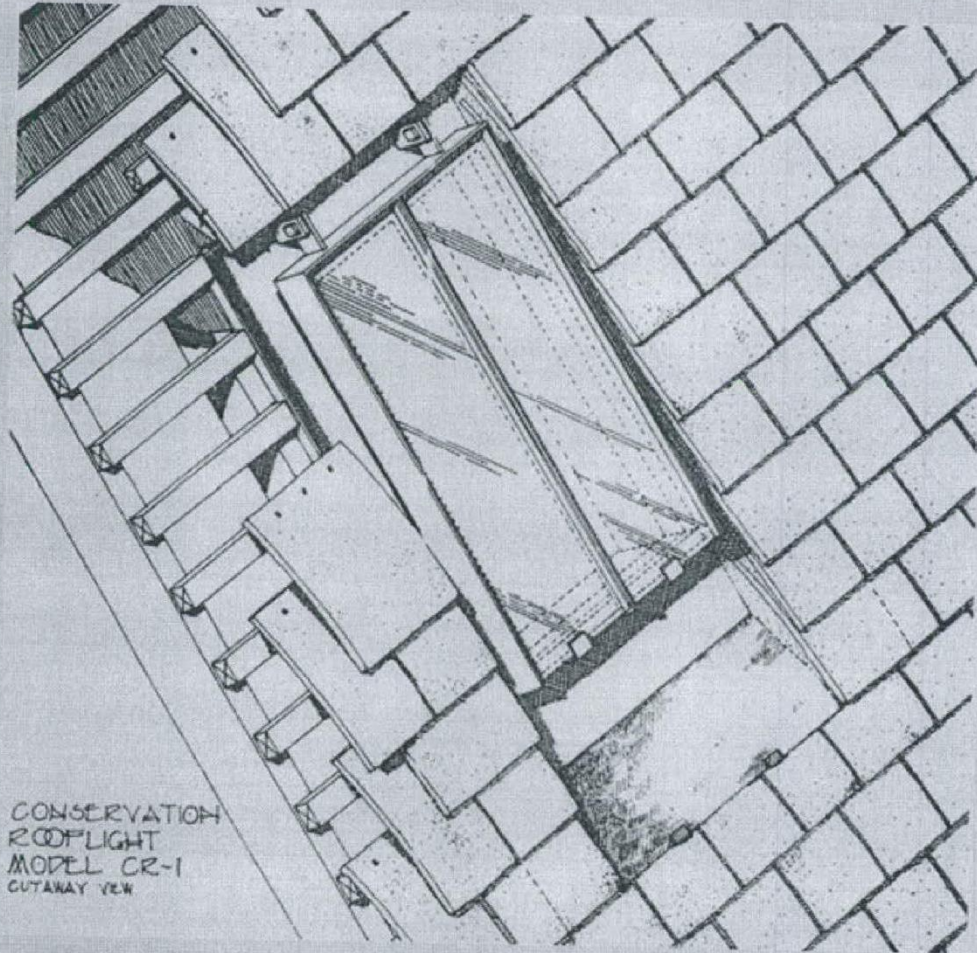
Roof plan



Conservation roof lights to kitchen



Cutaway View of the Conservation Rooflight®



CONSERVATION
ROOFLIGHT
MODEL CR-1
CUTAWAY VIEW



CR-1 UNIT
1:20 SCALE

WHAT IS THE CONSERVATION ROOFLIGHT ?

- IT IS A FAITHFUL REPLICA OF A LOW-PROFILE TRADITIONAL CAST-IRON ROOFLIGHT, BUT BROUGHT UP TO DATE BY THE USE OF DOUBLE GLAZING, DRAUGHTSTRIPPING AND LONG-LIFE PAINT SYSTEM.

FEATURES -

- EASY TO INSTALL, AND SUITABLE FOR ALL TILED ROOF COVERINGS
- OPENABLE FOR VENTILATION + CLEANING
- SHEET METAL CONSTRUCTION IS HOT-DIP GALVANISED AND POLYESTER POWDER PAINTED (STANDARD COLOUR IS BLACK).
- DOUBLE GLAZED AS STANDARD.
- REPLACEABLE CUP-ON DRAUGHTSTRIP FITTED.
- RIVETWORK OPTIONS AVAILABLE TO SUIT REQUIREMENTS.
- BRITISH MADE.

the Rooflight Company

SUMMARY OF EXTERNAL ALTERATIONS

The rear extension and associated works to the lean-to, the minor alteration with the First-Floor rear window and the blocking up of the two East facing modern openings have limited impact on the setting of the listed building within the conservation area. The inclusion of the railings and piers fronting the site will have a major and positive impact on the setting of the conservation area.

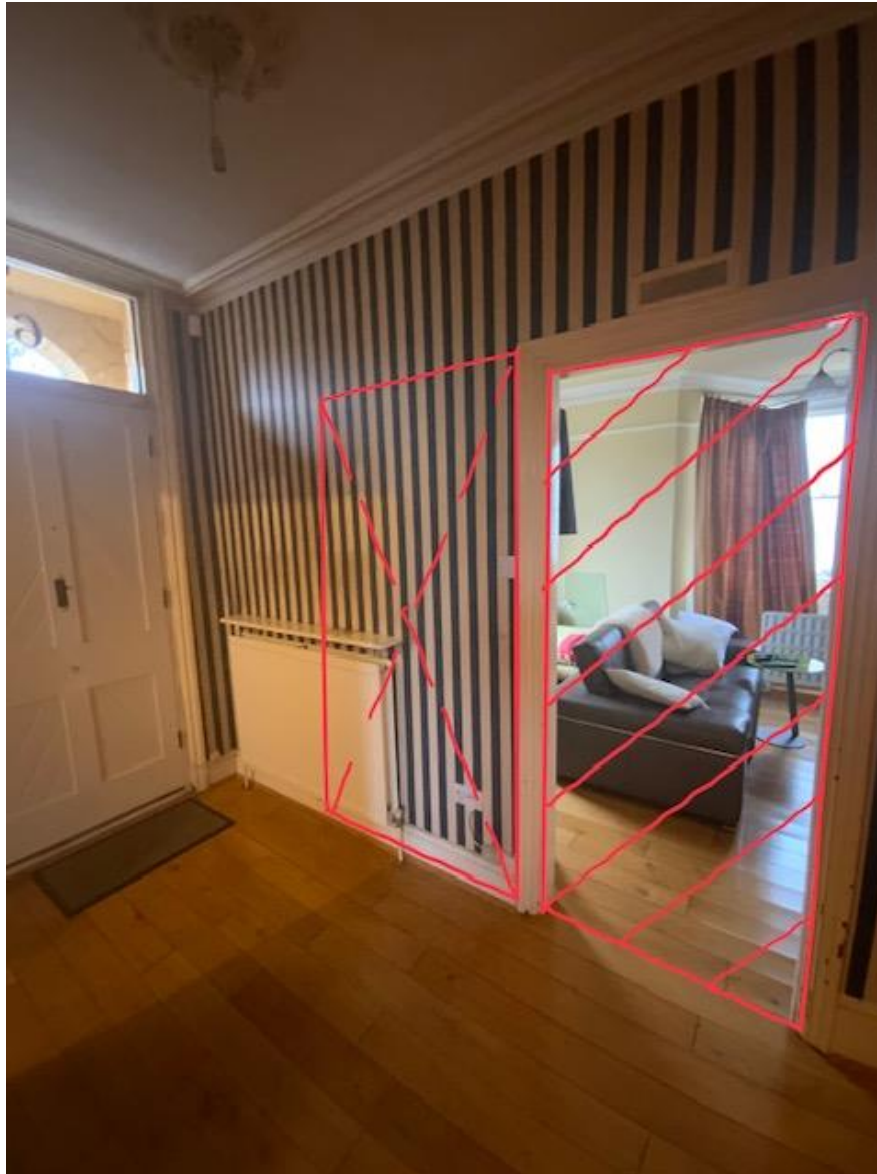
PROPOSED INTERNAL WORKS

(Please refer to drawings which accompany this application).

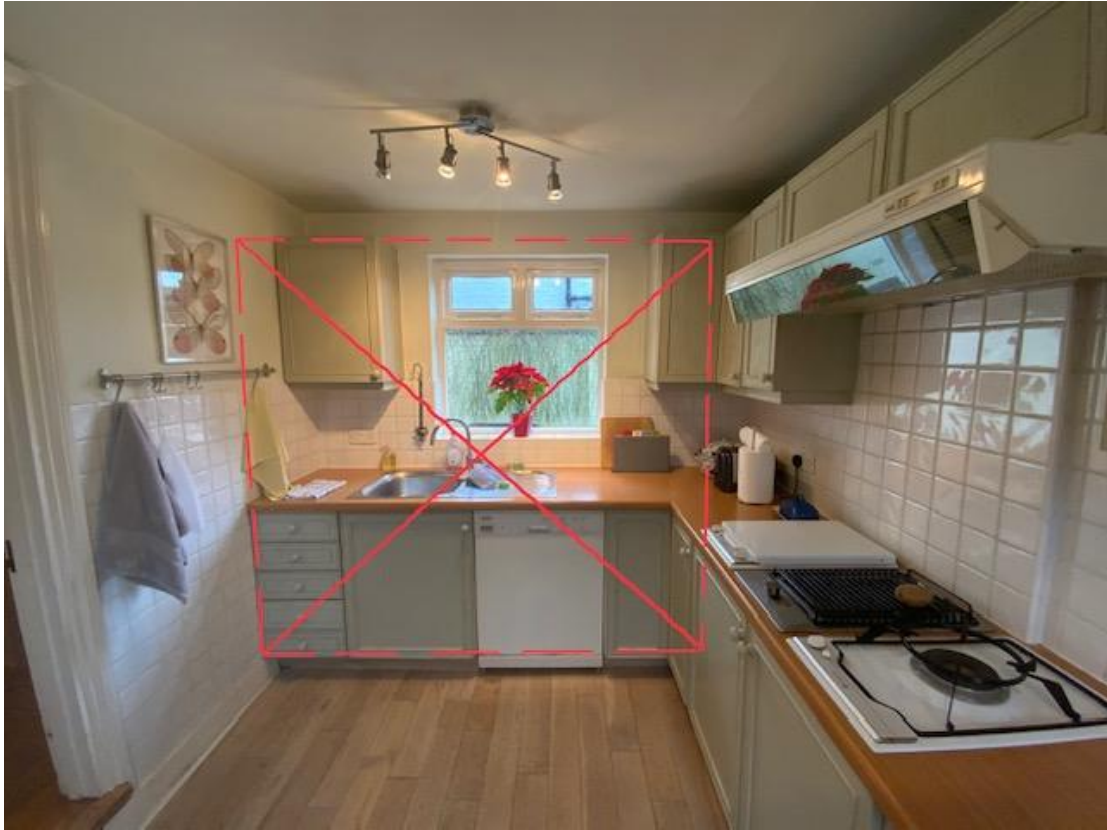
The application effectively seeks consent to allow for a more contemporary internal layout.

Ground Floor/ First Floor Alterations

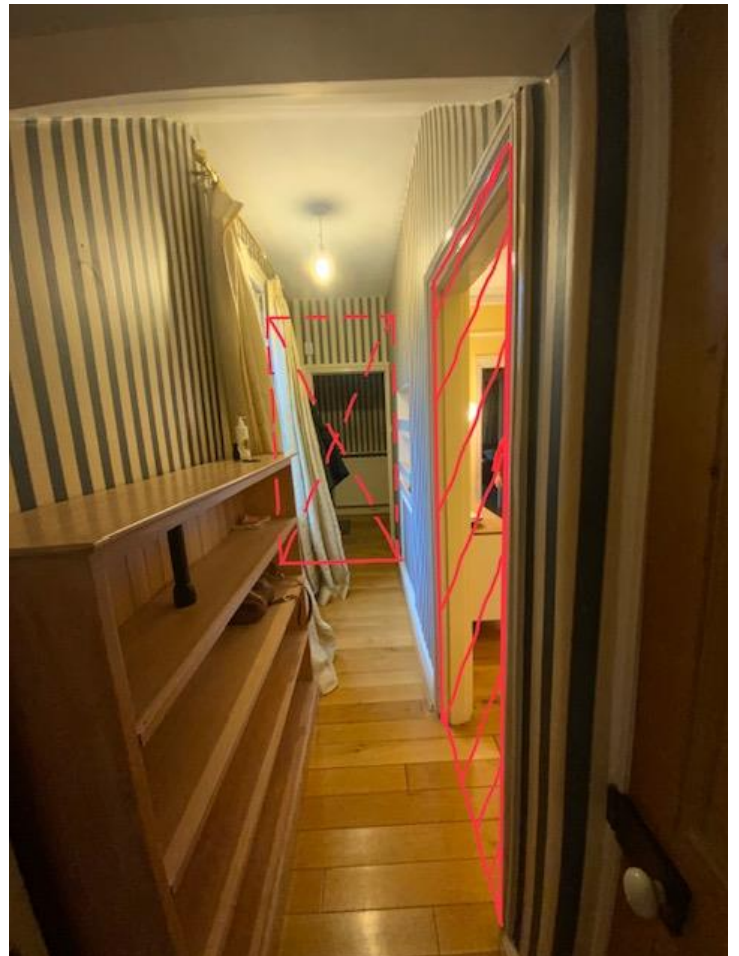
Door to living room repositioned (block up existing door)



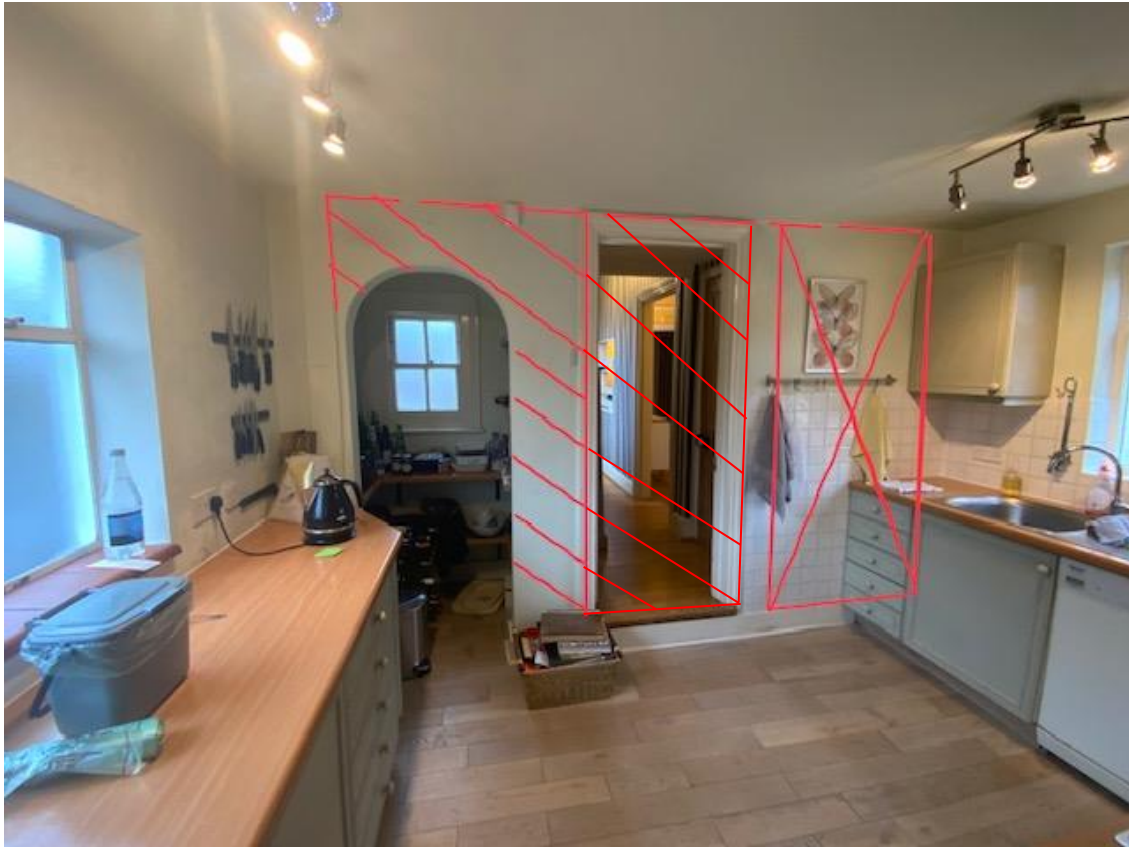
Remove existing window, proposed new opening to serve family room



New WC within existing hallway



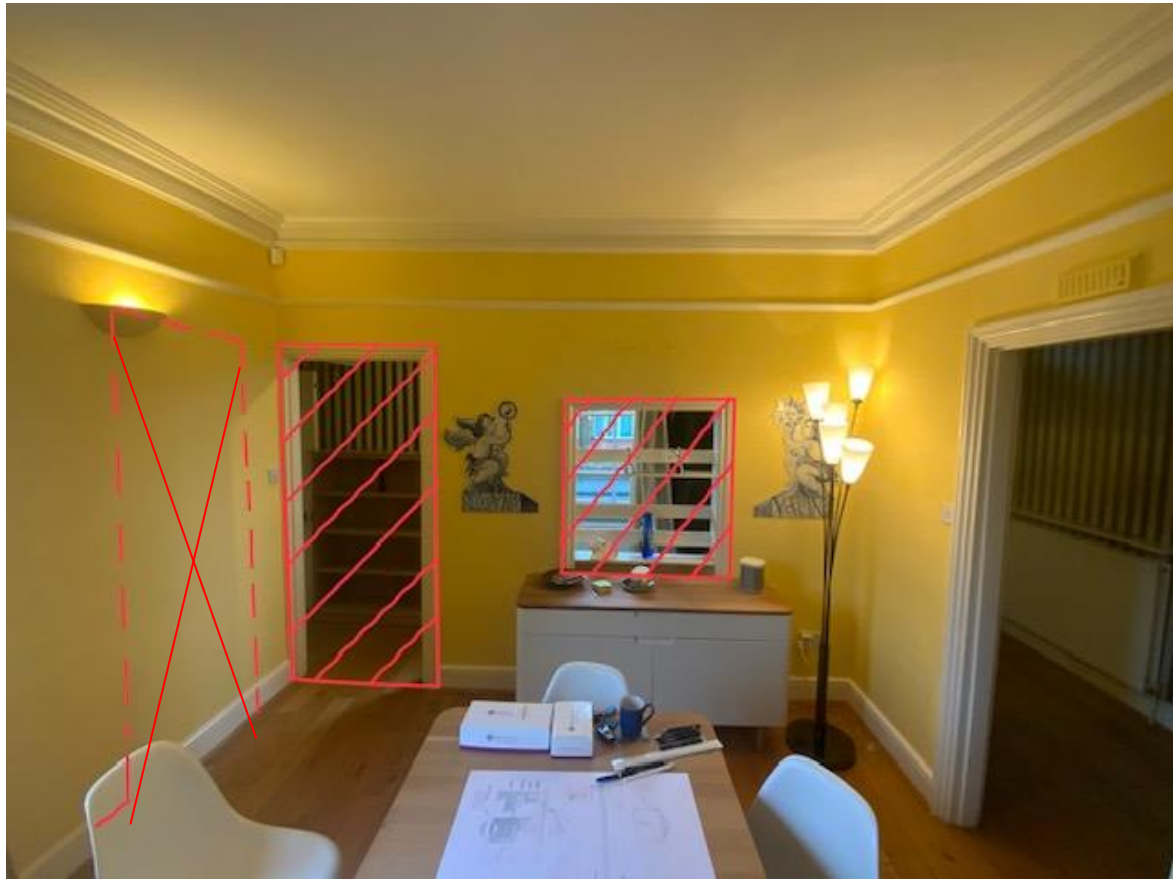
Removing existing non-load bearing walls within kitchen



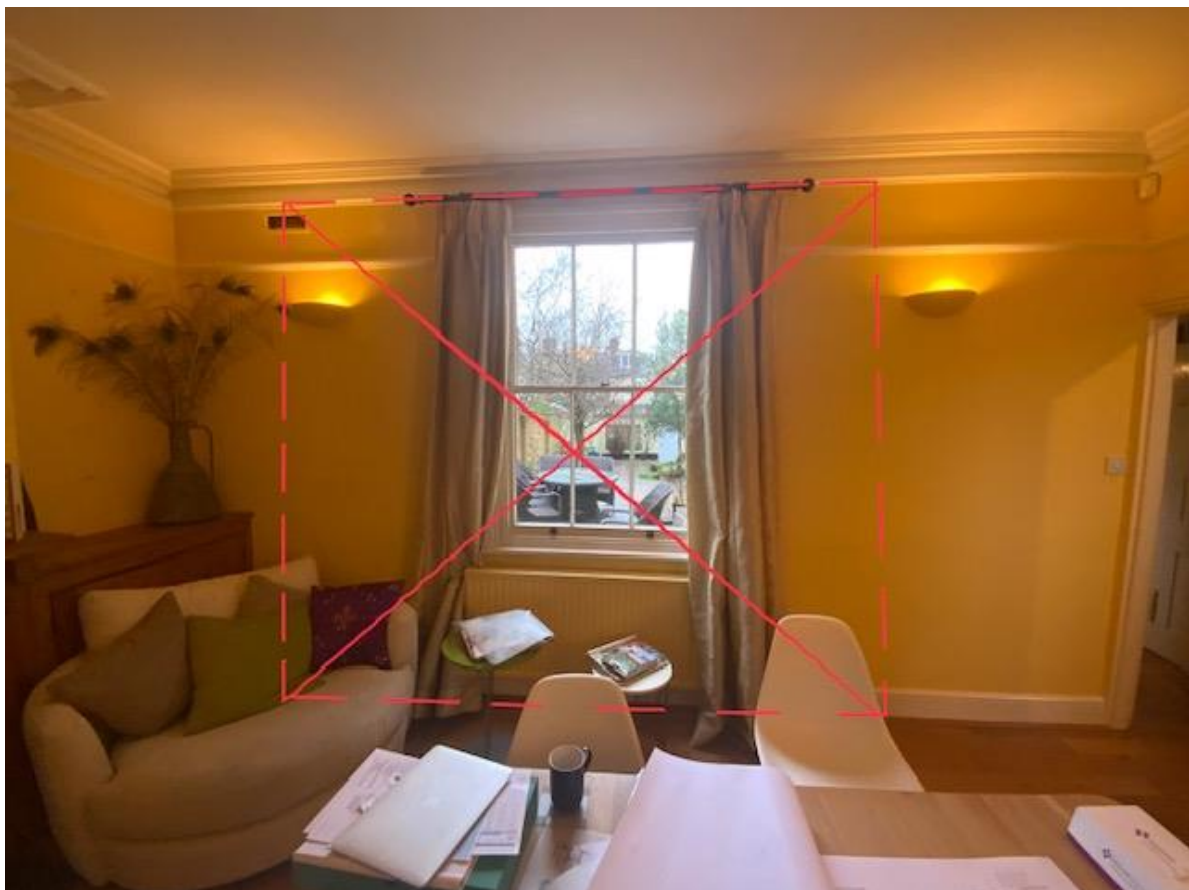
Joining existing kitchen and utility space with removal of side wall to access family room



Position of new opening to kitchen and block up existing door



Position of new French door opening between dining room and family room



Opening to existing wall for access to en-suite



Bathroom converted to bedroom and replacement sash window with lower sill



New opening into proposed extension



Example of similar opening at No. 8 The Mount



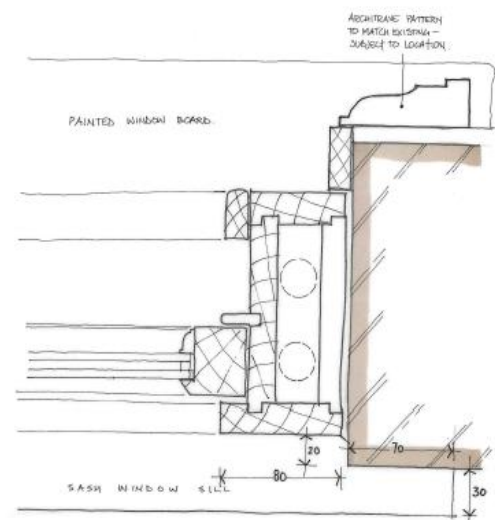
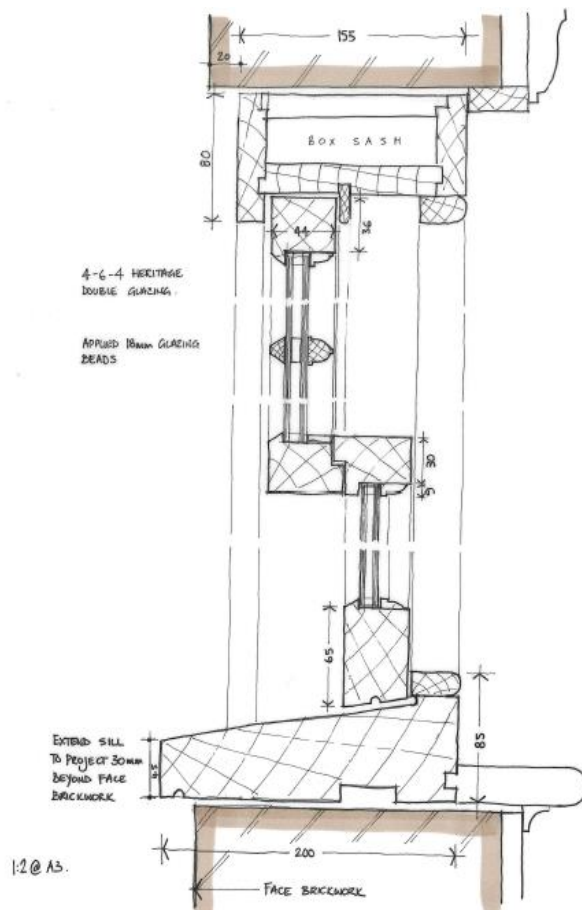
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New opening to access bathroom on landing

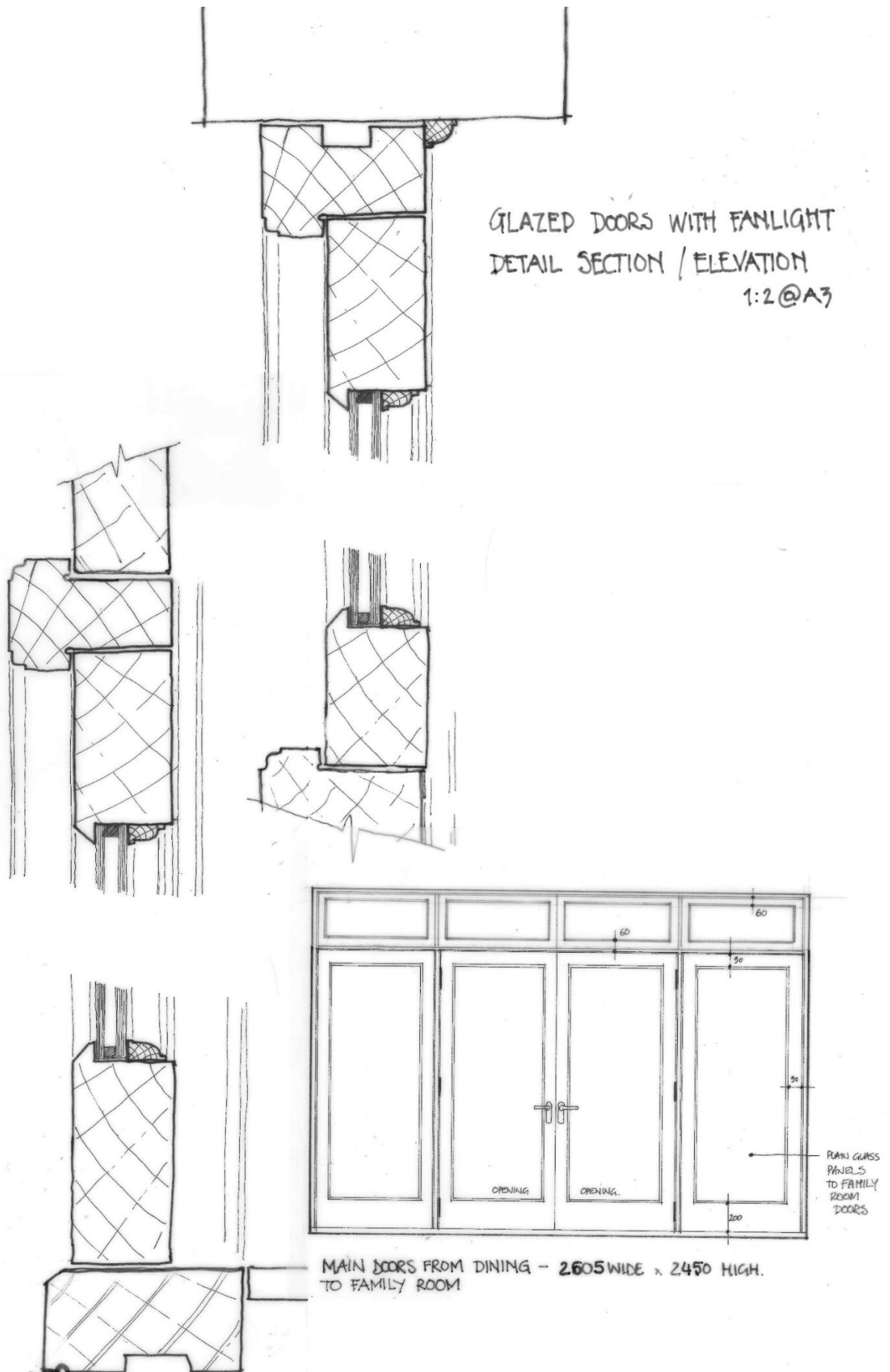


Joinery Detail



CROSS SECTION AND PLAN OF SLIDING SASH WINDOW - REPLACEMENT.

Joinery detail for new opening into proposed extension



CONCLUSION

We are of the opinion that the proposal to update internal space is an appropriate response to the needs of our clients to improve the flow and living space within the property whilst having no impact on the character and appearance of the listed building.

Having regard to the relevant Development Plan Policies and other material considerations any impact on the setting of this listed building is of a minor nature. The structural integrity remains unaffected.

For these reasons I believe Reading Borough Council should grant listed building consent for these proposed works.