

DESIGN AND ACCESS STATEMENT FOR 36 THE MOUNT. READING. RG1 5HL

INTRODUCTION

This design and access statement has been prepared in support of an application for permission to update existing interior features at 36 The Mount to install energy efficient improvements to help better insulate the property. This includes a 'primary measure' of installing floor insulation under the carpet of the ground floor at the property and 'secondary measure' to replace 6 x older single pane rear windows with new double glazed windows at the rear of the property. The property is a Grade II Listed building that lies in the middle of the Conservation Area – see Annex A, a location plan at the back of this document.

Heritage context:

A review of documented histories reveals 36 The Mount. Reading. RG1 5HL, circa 1876, was built as a two storey terrace for the clerks at Huntley and Palmer's biscuit factory. This house, as with others in the street, is made of gault brick with white brick bands and chevron-mounted 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 x principal chimney stacks with cogged capping. Marginally glazed sash windows with bracket cills and cast iron flower basket guards. A pair doorway with bracketed arch entrance and joint gable over. Railings and standards retained. Internal features include mahogany rail to stairs which have curly bottom and plasterwork features.

Aesthetic Context

The front of the property forms part of a residential street scene based on a line of properties. The houses on The Mount share common features of design in terms of brick, slate roofs, windows and window framing. The group of properties in turn is set in a longer run of properties of a similar era. To the rear of the property, the picture is more mixed. The properties all have varying extensions and a variety of window styles, in no way related to the front aspect. The houses at the back of the property face into neighbouring gardens of The Mount i.e. garden to garden. All the rear of the opposite neighbours gardens also have different extensions and windows, no two are the same, while the fronts of these houses are also very similar and consist with the front of houses between 26 – 36 The Mount.

Communal Context

36 The Mount looks in line with the properties within the Conservation Area. It contributes to the sense of Reading town as a historic /well-established market town and makes it attractive to residents and tourists. The front of 36 The Mount makes a positive contribution to that appearance.

The property

Exterior

As mentioned above. 36 The Mount is in keeping with the rest of the street and well maintained in line with Grade II listed building standards and regulations. This house is has gault brick with white brick band and chevron-mounted 1st floor brick window arches. Modillion eaves cornice. Slate roof with

4 x principal chimney stacks with coggled capping. Marginally glazed sash windows with bracket cills and cast iron flower basket guards. A pair doorway with bracketed arch entrance and joint gable over. Railings and standards retained.

The interior

The interior is in very good condition. The dining room and living room were made into an open plan room, around 2001. The two original living and reception room marble fireplaces are still in place and in great condition, as is the mahogany stair case in the hallway. The front door to the property and rear side door feature original stained glass patterns. There has been a single storey rear extension and internal alterations to the kitchen at the rear of the property in 2000. The kitchen fireplace is an open space, blocked up, and no longer in use.

The bathroom was remodelled from a smaller single third bedroom. The original fireplace has been bricked up. In 2016 the old hot water cylinder was replaced with a combi-boiler heating system and in 2017 the bathroom was slightly remodelled, by replacing the old bath with a new bath/ shower unit.

Design proposal

The aim of the proposed works is to make energy improvements to the property and insulate the house in line with the Governments Homes Grant scheme. This includes a 'primary measure' of installing under-flooring insulation to the ground floor of the property and 'secondary measure' to fit new double glazed windows to the rear of the property. Possibly up to 6 windows depending on the quote.

Consultation

I have contacted 4 x installers on the government's authorised Trademark website for quotes for the proposed works. I am waiting on the quotes and in the interest of time wanted to ensure I have the correct planning permissions and listed building consents from Reading Council.

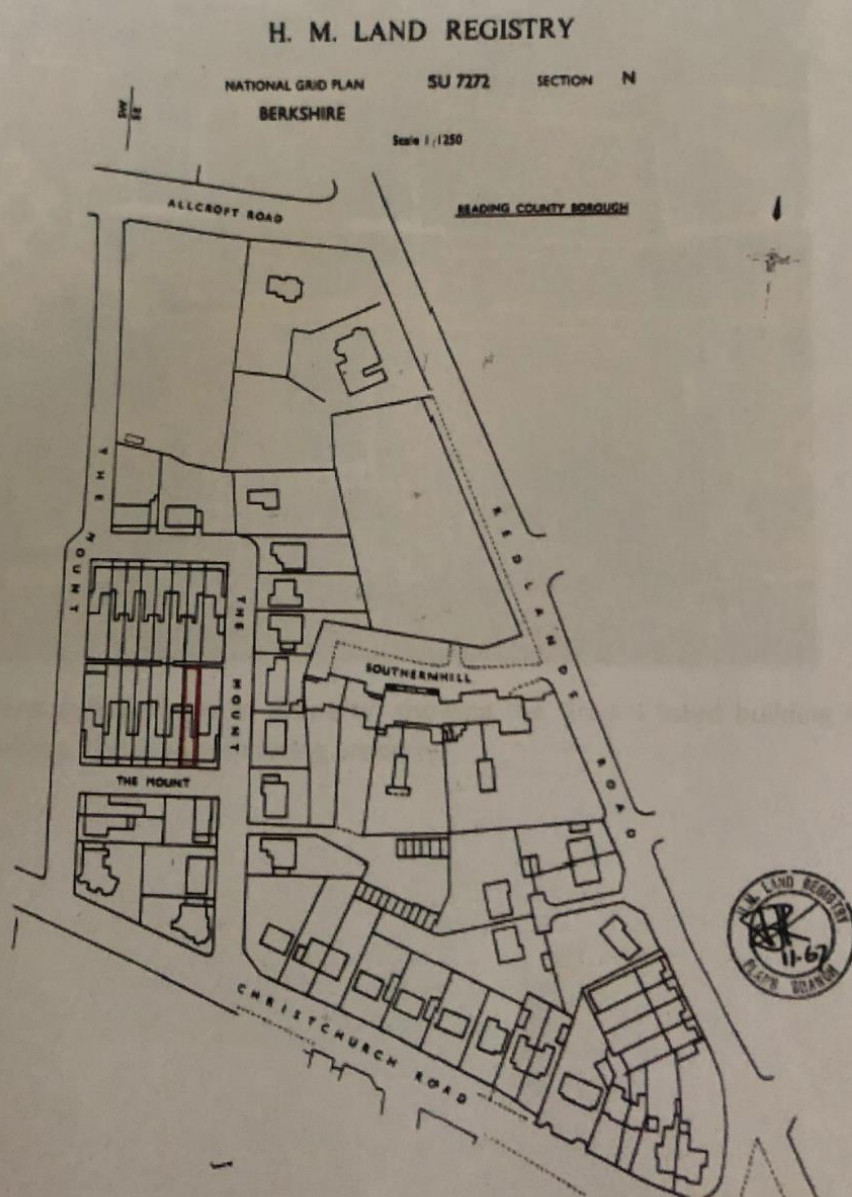
Access

Access to the property can be made through the front door and also through the rear of the property via French door. And there is also a side door to the property. Access will be gained through the front door for any works and the windows can be easily carried down the hallway. The main door is 780mm at its narrowest point. So the windows can be carried sideways to fit through with no issues.

All other equipment and material can be fit in the main door.

ANNEX A

GEOGRAPHICAL CONTEXT



PHOTOS



Street scene and outside of the property: Showing the Grade II listed building features in line with neighbouring properties. This is a south facing property.



Rear of the property: Photo shows rear access and also 1st floor bathroom window

Ground floor windows



Living room window – rear facing



Two kitchen windows (larger and smaller) at the back of the property

UPSTAIRS WINDOWS



Back bedroom window overlooking the garden



Bathroom window looking onto the garden



Back hallway window at the top of the stairs (between the bathroom and bedroom)