



6, The Mount, Reading

Design & Access Statement

Property Address

6, The Mount, Reading, RG1 5HL

Property

The building is a terraced house built in 1876 and is in a suburban location. It is 3-stories in height, with multiple pitched roofs of slate. It is of traditional construction, with external beige bricks and white painted bricks, with no cavity walls. It is elongated in plan, with rear projections and a detached garage at the bottom of the garden. It is listed and in a Conservation Area. It has a rear garden. There are minimal domestic trees and hedges in the vicinity.

Listed Building Register

Reference number; 1113438

Grade II

Conservation Area

Name; The Mount

Planning History

There is one known previous planning application associated with this property.

1/ 181615

Proposal

The proposal is to erect a rear extension with minor internal changes to the house, including new bathrooms and a reconfigured master bedroom. Also, to refurbish the garage and add a new roof to this structure.

Drawings

6-The-Mount-Existing-Site-Plan

6-The-Mount-Existing-Plans

6-The-Mount-Existing-Elevations-1

6-The-Mount-Existing-Elevations-2

6-The-Mount-Existing-Sections

6-The-Mount-Proposed-Site-Plan

6-The-Mount-Proposed-Plan

6-The-Mount-Proposed-Elevations-1

6-The-Mount-Proposed-Elevations-2

6-The-Mount-Proposed-Sections

Appearance

White painting bricks at GF level, unpainted beige bricks above. Slate roof on new extension and garage roofs. All to match existing, to blend in with the existing structure.

Neighbourhood

The rear extension is not visible from the public highway but is from the neighbouring property. It is however, entirely in keeping with the existing structure and will therefore have no impact upon the wider neighbourhood as it will blend in entirely. The rear extension fills in a vacant gap in the structure, which is currently an unused space, so there will be no loss of amenity. It should be noted that several neighbouring properties have carried out the same style of rear extension.

The new garage roof will add a visual appeal to the street frontage by making it a more noteworthy structure. The current unpleasant corrugated plastic roof will be replaced by a more solid and appropriate structure and material. A neighbouring property has undertaken exactly the same works.

All of the proposed works are entirely in keeping with the neighbourhood's aesthetics, and the adjoining houses. It will therefore blend in with the current environment, it will not impact upon the local environment but improve on it.

Vehicular, Cycle & Pedestrian Access

All access to the property will remain unchanged.

Agent

Swordsman Historic Architectural Design on behalf of the client, Mr & Mrs Clarke.