



Heritage Design and Access Statement

for

1-6 Mullion Court
Reading
RG1 7YF

on behalf of

Metropolitan Thames Valley Housing

prepared by

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1 Introduction

1.1 Existing Property

The existing properties 1-6 Mullion Court houses 6 residential flats over two storeys. The property lies within the Russell St and Castle Hill Conservation area in Reading. The Property Lies on Franklin Street, just off Baker Street, but It is not a listed building.

The site is relatively flat with a site area of 769m². The existing property occupies a footprint of 210m².

The existing windows are white single-glazed top hung mock sash timber windows with the condition of the windows being very poor and thermal performance lacking. The existing front and rear doors are currently white timber.

2 History

Reading is of historical interest due to its monuments from the 9th Century, when a Norman Castle existed, and Reading belonged to the Kind and included a small borough of two manors. The Norman Castle was destroyed by 1151.

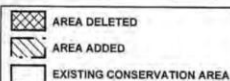
Reading Abbey was founded by Henry I in 1121 and become one of the richest religious houses in England until the dissolution in 1539. The Abbey Church now lies under the present Forbury Gardens and Abbots walk. Reading Lies in the proximity of two waterways – The River Kennet and River Thames.

In the mid-18th Century, Reading began to flourish as an important stopping-off place between Bath and London and Inns became very popular in the area. New industries started to develop around this time, including brick and tile making, iron-founding and boat building.

In the 20th century is when reading really started to see its changes and a lot of historical buildings were demolished and re-developed for modern living. New roads were built in 1969 to improve traffic circulation, which cut the town in half. Shopping centres were built, and the canal become disused in the 1940s, however some 50 years later, it re-opened for leisure purposes, following a restoration scheme by the Kennet and Avon Trust.

The town of Reading has now become an up-market residential suburb without a church or other municipal building. The conservation area retains many of its late 18th and 19th Century buildings, with the best examples lying along Castle Hill, the most prestigious location in the conservation area.

Location of 1-6 Mullion Court within the Russell St/Castle Hill Conservation area.



Title: Russell Street / Castle Hill Conservation Area

Drg.No.:

Date: 31/10/2005 Scale at A3: 1:2500

Produced by GIS & Mapping Services

Ref: 31419/C:\Russell Street Conservation Area.WOR



This map is based upon Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. Reading Borough Council. Account No:10001872. 2004.

3 Proposal

3.1 Proposed Works

The applicant proposes to replace all white single-glazed top hung timber mock sash windows with like for like windows – white top hung mock sash double-glazed timber with the fenestration remaining as existing. The front and rear doors and communal doors are proposed to change like for like with timber too.

The applicant feels this will improve the thermal performance to all dwellings without altering the appearance of the property, especially seeing as it is in a conservation area.

4 Conclusions

In conclusion, the applicant has considered the history and heritage of the property and believes the alterations to not affect the overall appearance of the property within its conservation area, as the changes are like for like in material, colour and fenestration and are only being changed for their thermal properties and maintenance.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: *E. Keattch*

Ellie Keattch

For and on behalf of
Faithorn Farrell Timms LLP

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Appendix A

Photographs

Photograph number	Photograph Description	Photograph
1.	Front Elevation	
2.	Rear Elevation	
3.	Close-up of communal door	

Photograph number	Photograph Description	Photograph
4.	Close-up of window	
5.	Close-up of Window	