



Listed Building Application Design and Access Statement

Site address:

Yeomanry House, Castle Hill, Reading RG1 7TJ.
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Date: 05 June 2019

Contact details

Applicants name		Agents name	
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1. Assessment of site's immediate and wider context

Yeomanry House is a Grade II listed Georgian building located within the Russell Street/Castle Hill Conservation Area; until recently the main part of the building was occupied by the Council's Registration and Bereavement Service.

Brick curtilage wall, to the north boundary, along Castle Hill has fallen into disrepair assisted by lack of movement joints, influence of roots, soil and hydraulic pressure. Fourteen metre length of unstable wall will require removal and rebuilding with bonding, mortar and brick colour to match existing. Remaining wall cracks will require local repair, to include repointing, brick replacement and part upper wall dismantling and rebuilding.

2. Detail measures taken in respect of Community Involvement and Consultation

Works being proposed are repairs and rebuilding to an existing curtilage wall to a Grade II listed building, due to the scope of work, community involvement and consultation was deemed unnecessary.

3. Evaluation of information obtained from steps 1 and 2 above

Due to the architecturally sensitive nature of the site, the boundary wall repair/rebuilding needs to be sympathetic and in keeping with the existing brick wall bonding, mortar profile and brick on edge coping.

4. Design

Bricks for replacing 14 metre wall will be sourced from Red Stock metric brick to best match the existing engineering and facing brickwork. Facing brickwork rebuild / repaired using lime mortar mix of 1:1¼:3; one part cement to ¼ part lime to 3 parts well graded sand and pointed with a weather struck joint to match existing. Engineering brickwork rebuild using lime mortar mix of 1:1¼:3; one part cement to ¼ part lime to 3 parts well graded sand and pointed with a weather struck joint to match existing.

4(a) Amount

No alteration is proposed to the amount of the existing fabric.

4(b) Layout

New boundary wall to incorporate movement joints and 75mm dia pressure release holes at maximum 1000mm centre.

4(c) Scale

No alteration is proposed to the scale of the boundary wall.

4(d) Landscaping

Made ground against boundary wall reduced down to foot path level.

4(e) Appearance

Proposed repairs / replacement will be sympathetic and in keeping with the existing boundary wall.

4(f) Use

Not applicable.

5. Accessibility

No alteration is proposed to the accessibility of pedestrian footpath.

The following publications and documents were consulted in the writing of this Statement and used as guidance in the design of the scheme:

- ✓ Disability Rights Commission Publications
- ✓ Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005
- ✓ Building Regulations; Approved Document M, Access to and use of buildings
- ✓ BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled People People- A Code of Practice
- ✓ RBC Disability Policy