

Dear Sirs or Madam,

Re – Design and Access Statement

Address - 6 The Mount, Reading RG1 5HL

Owners position –

The current owners have lived at the property for over 25 years and the house needed a lot of work when they bought it. Sadly Mr Verghese who was a doctor at the hospital died last year and he handled all the work on the house. His wife Rina remembers him speaking to trades people who carried work out on listed buildings but she has no paperwork to back this up. We currently have a purchaser for the property and the below points have been picked up by their surveyor.

Design and access statement –

1. Confirm Listed Building Consent to renew roof surfaces. These works were carried out around 15 years by the current owners as the roof was leaking and some of the old timbers were rotten and many of the tiles broken. Please see attached pictures.
2. Confirm Listed Building Consent to repoint masonry with Portland cement weather pointing. This work was carried out by the current owners around 10 years ago because it had original pointing and the walls were damp internally. Please see attached pictures.
3. Confirm Listed Building Consent to replace gutters and downpipes. This work was carried out by the current 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 current owner only replaced some of the rotten woodwork and slate tiles when they replaced the roof tiles 15 years ago. Please see attached pictures.
5. Confirm Listed Building Consent to replace windows on north/west facing elevations ground floor. The current 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. Please see attached pictures.

Historic Land Details –

CHRISTCHURCH ROAD 1. 5128 (North Side) The Mount Nos 6 and 24 to 36 (even) SU 7272 9/433 II GV 2. Circa 1876. A 2 storey terrace for the clerks at Huntley and Palmer's Biscuit Factory with foremen's end terrace houses. Gault brick with white brick bands and chevron-moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimney stacks with coggled capping. Marginally glazed sash windows with bracket cills and

cast iron flower basket guards. The end houses Nos 6 and 24 have 2 storey bays capped by gables with moulded coping, these windows have stop moulded lintels. Entered from side which has 3 window elevation with projecting central doors with rectangular overlight. Nos 26 to 36 (even) have 2 windows each, ground floor windows with white and yellow brick flat arches. Paired doorways with bracketed arch entrance and joint gable over. Railings and standards retained, except for No 6. 2 storey rear extensions, attic windows to rear of Nos 6 and 24. Internal features (ceiling rosettes, mahogany rail to stairs which have curly bottom and plasterwork features) are retained in No 6 and several of the other houses.

Listing NGR: SU7253472178

Please let me know if there is anything I can do to help speed things up. The owner has now moved out of the property so please feel free to call me if you need access.

Thanks

Charlie Hill
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