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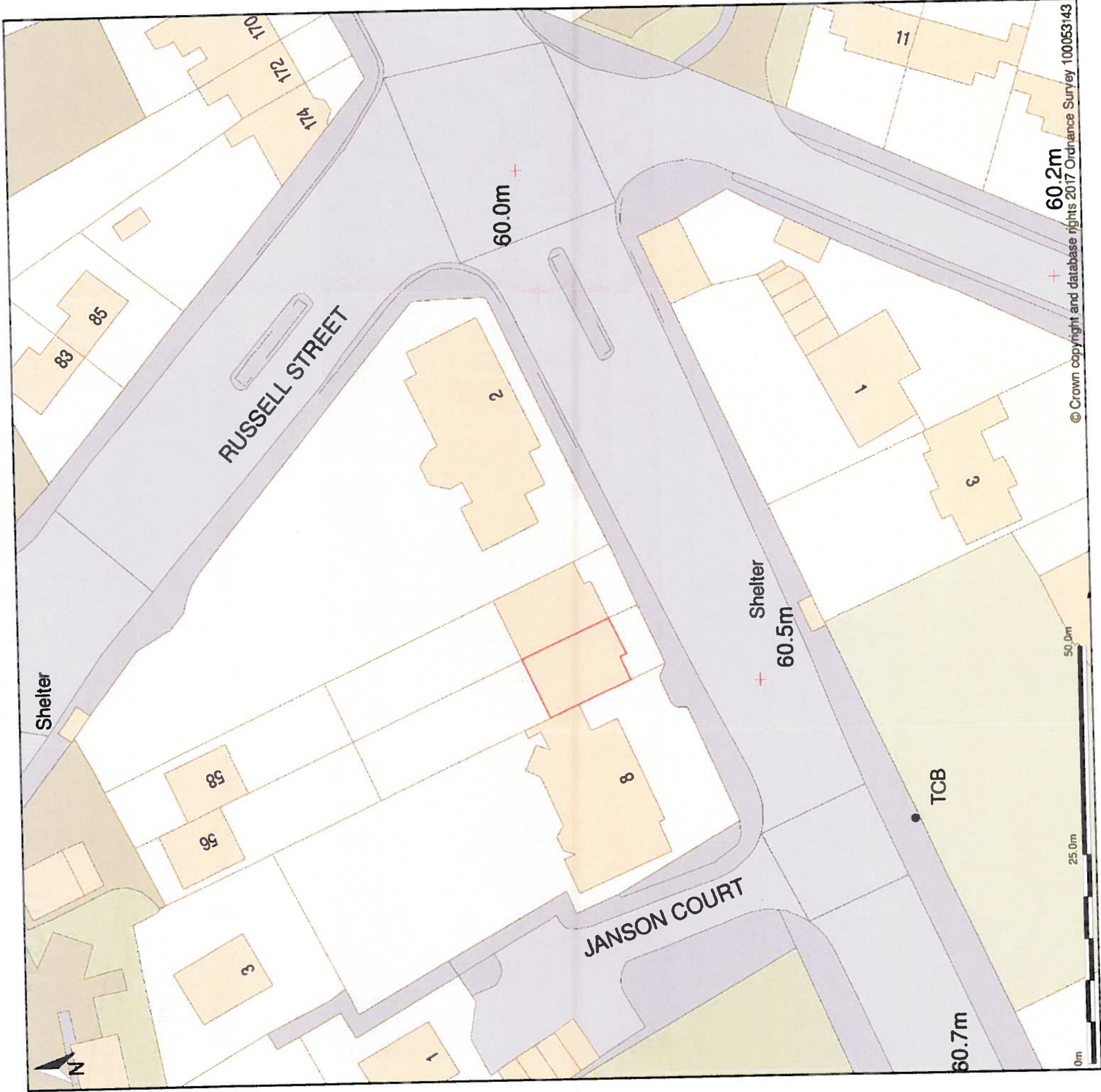
READING BOROUGH COUNCIL
11 MAR 2017
PLANNING

Site at 6 Bath Road, Flat B RG1 6NB



English Heritage Listing Details

Flat B, 6 Bath Road, Reading, RG1 6NB



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Location

4 AND 6, BATH ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Mar-1957

Date of most recent amendment: Not applicable to this List entry.

Details

BATH ROAD 1, 5128 (North Side) Nos 4 and 6 SU 7072 13/24 22.3.57. II GV 2. Early C19. 3 storeys and basement. A symmetrical front with central block of 4 bays and single bay side blocks with doors to ground floor. 4 panel doors with rectangular overlights, panelled pilasters and bracketed cornices (defaced No 6). Red brick, stuccoed ground floor and string at 1st floor level. Moulded surcco cornice; blocking course; slate roof, hidden, with tall central stack. Glazing bar sash windows, upper ones with architrave surrounds. 1st floor windows have cornices and railed balconies (contemporary). Cast iron rails to street with standards crowned with small urns; dog rails.

Listing NGR: SU7074072938

Selected Sources

Legacy Record - This information may be included in the List Entry description.

National Grid Reference: SU 70740 72938

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Flat B, 6 Bath Road, Reading, RG1 6NB



Block Plan shows area bounded by 470716 87 172921 13 470752 87 172957 13 (at a scale of 1:200). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Site Photographs

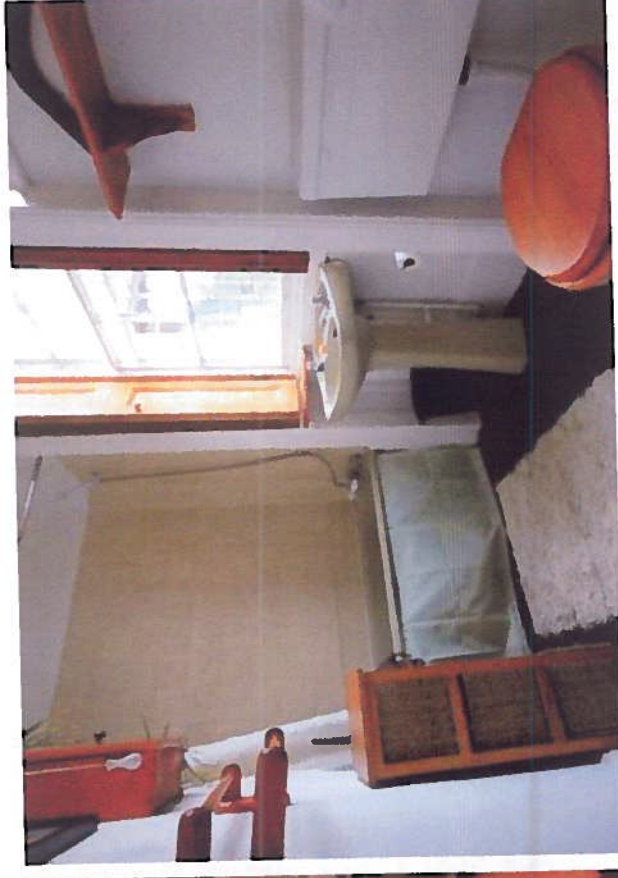
1. The previous tenant's bedroom/livingroom space. listed architraves and shutters in good condition
2. Kitchen as was being used previously but with possible new addition of a window (circa 1980)
3. Bathroom overlooking the garden, only a shower curtain to prevent water splashing onto architraves. Not adequately ventilated
4. Original sash fastener located at the livingroom/bedroom window
5. View over the gardens at the rear of 6 Bath Road
6. Preliminary repairs on an original sash window

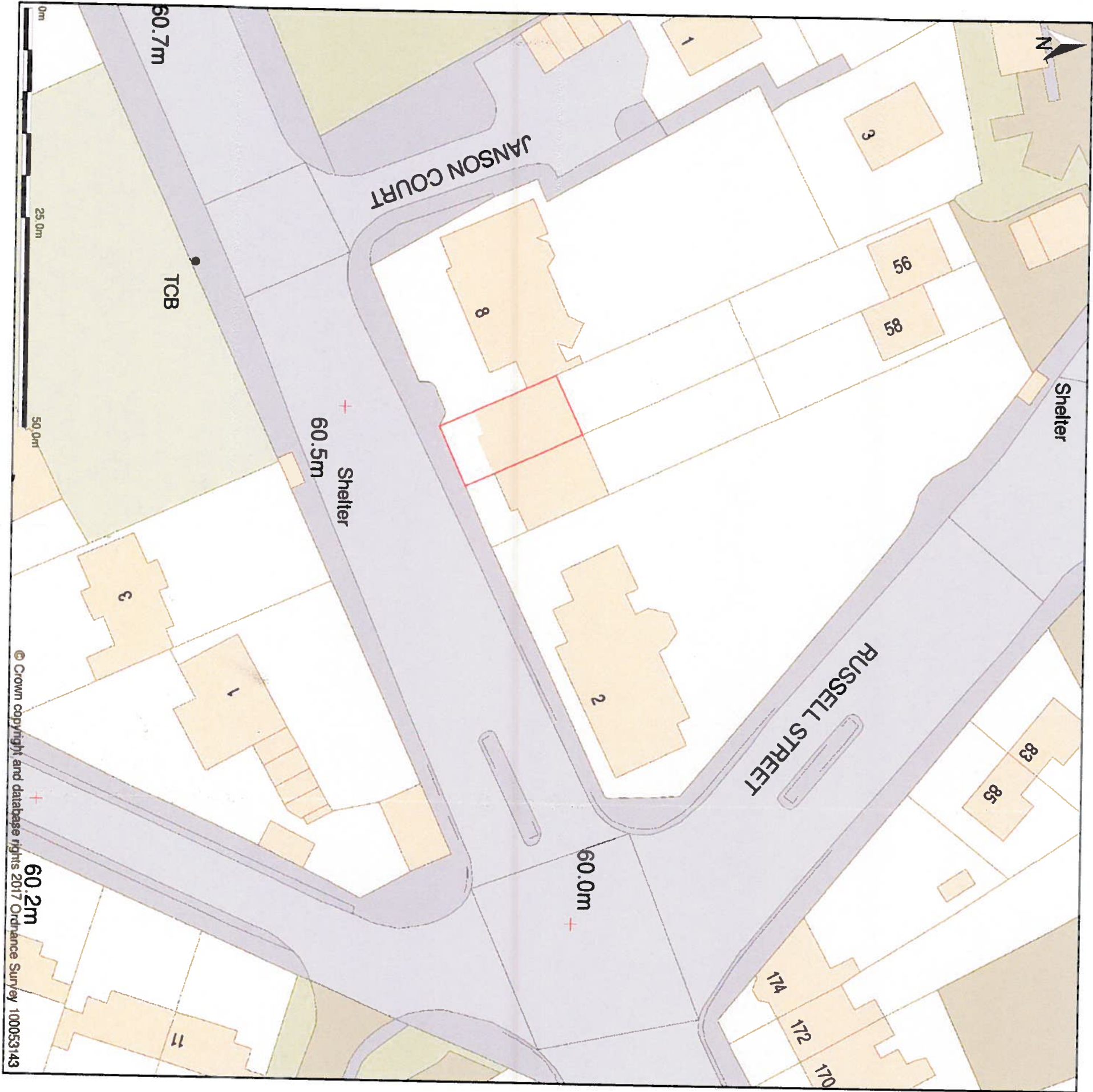
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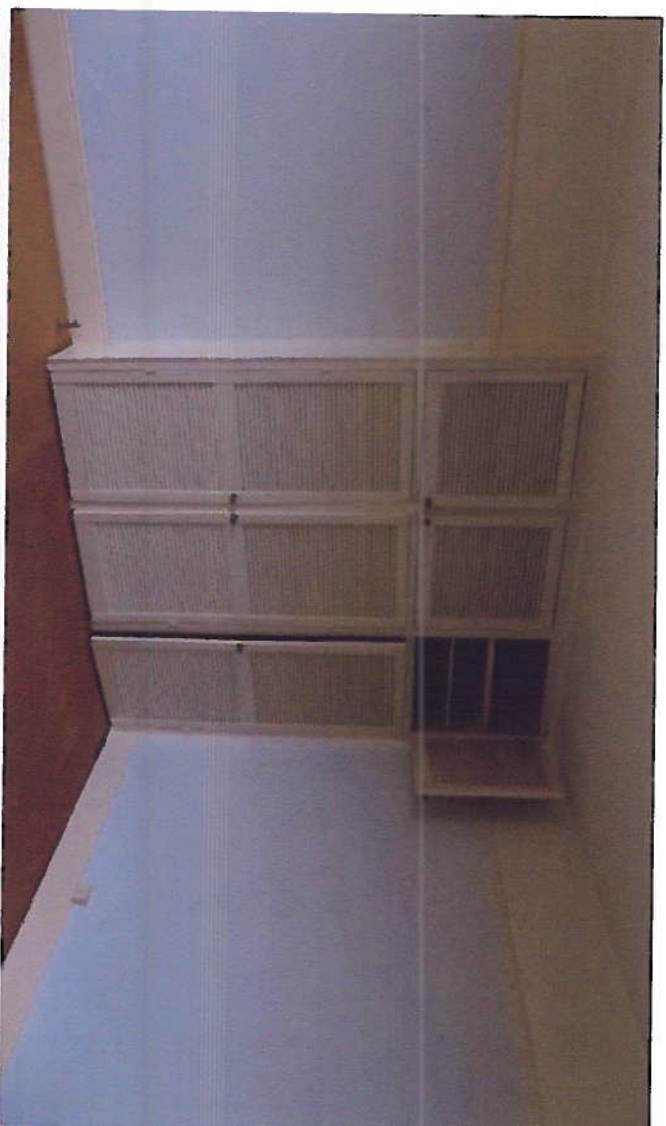
National Grid Reference: SU 70740 72938

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Site Photographs 2

1. Existing cupboard in living room
2. Sash shutters in operation
3. Sash window about to be repaired
4. Close up 1 of architrave
5. Close up 2 of back of architrave's ogee mould
6. Front door to the flat



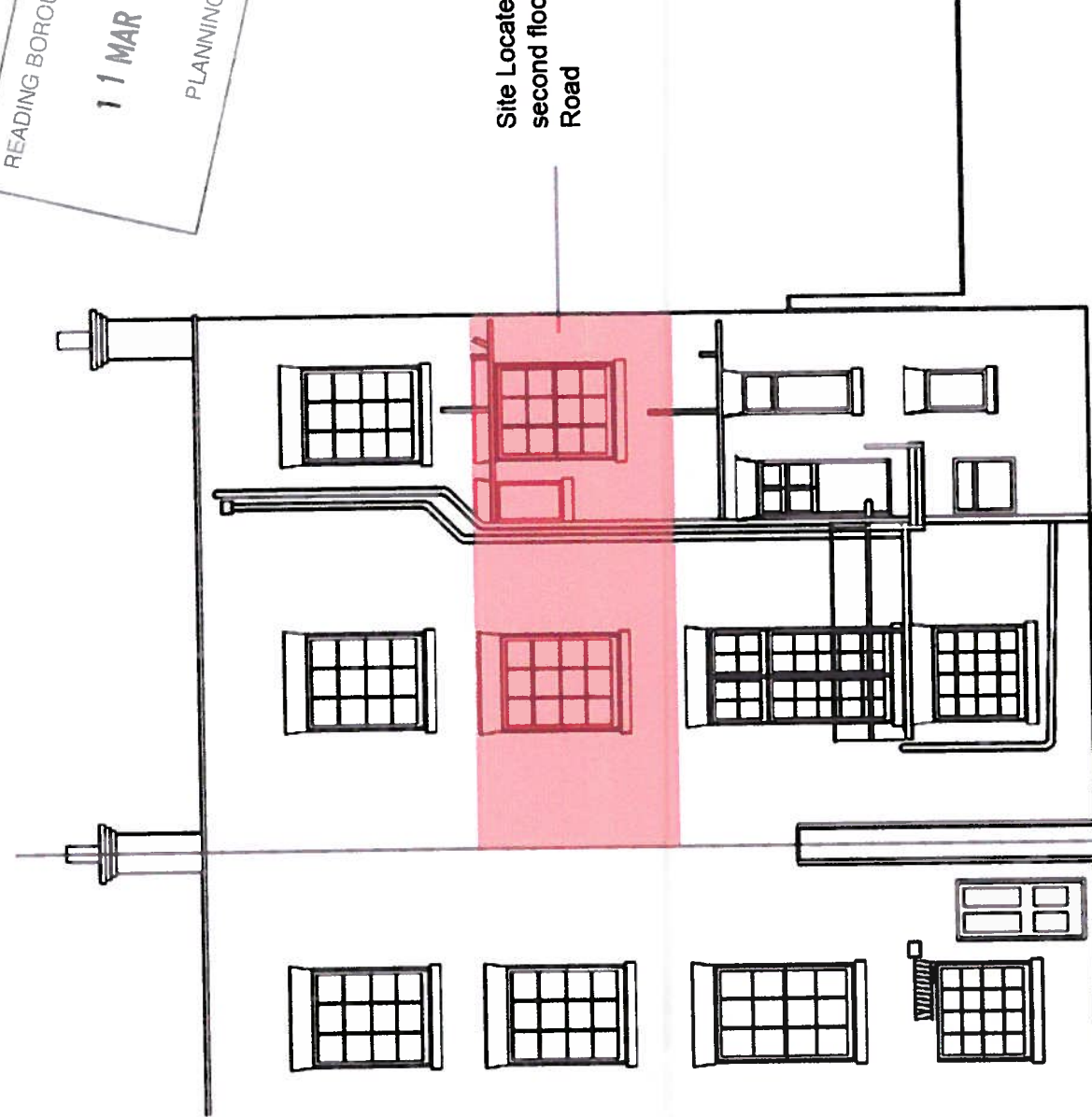
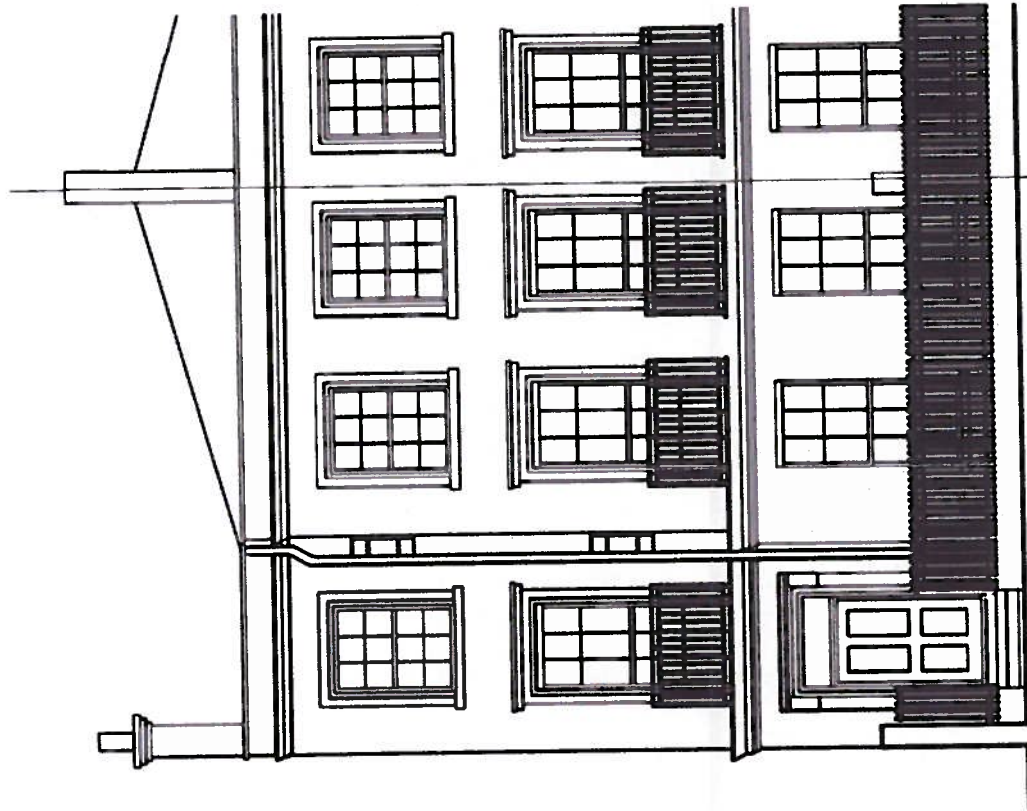
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Existing Front Elevation

Existing Rear Elevation

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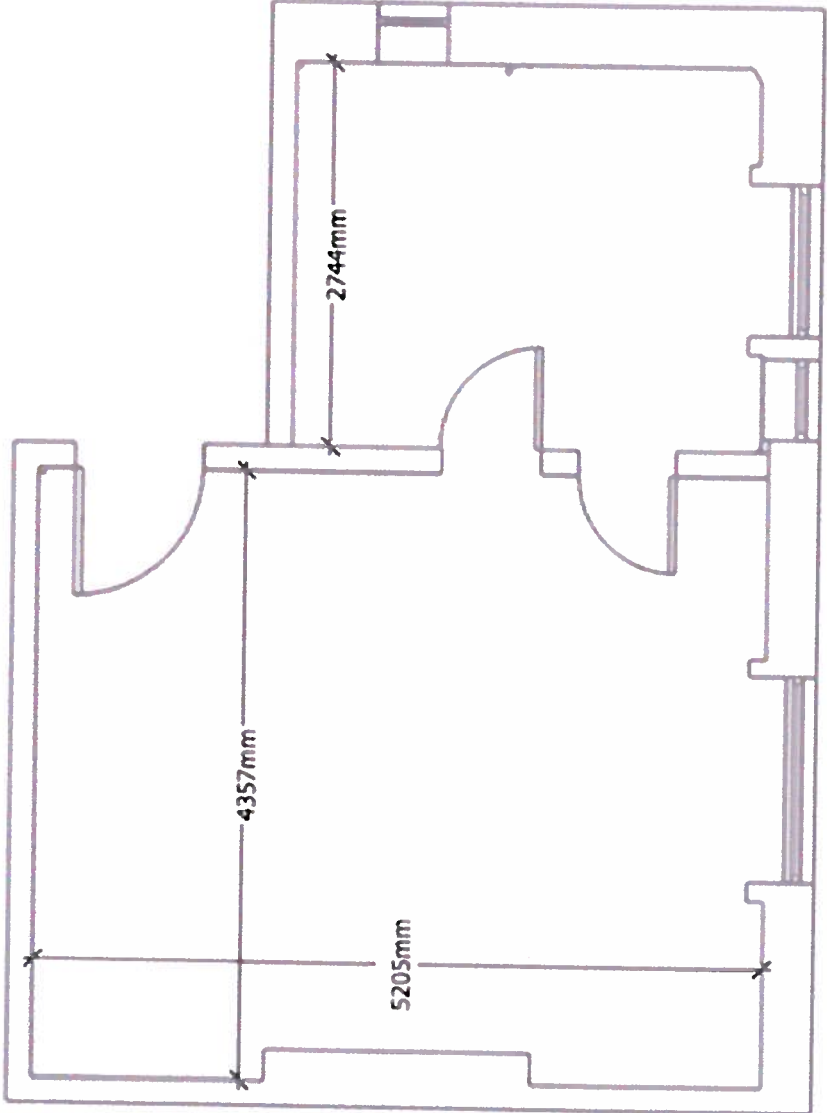
NOTES:
SCALE FROM DRAWINGS
ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE INDICATED. ALL
SETTING OUT TO BE APPROVED ON SITE BY CONTRACTOR
ADMINISTRATOR. CONSULTANT DRAWINGS
ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER
CONTRACTOR TO INFORM ARCHITECT OF ANY ERRORS, OMISSIONS OR
INCONSISTENCIES
SPECIFICATIONS:
To be used in conjunction with drawings
HEALTH & SAFETY
For information relating to Use, Charging and Maintenance see the Health
and Safety File. It is assumed that all works will be carried out in a
safe manner in accordance with the relevant regulations, standards and
best practice.

COORDINATION:
CONTRACTOR TO COORDINATE WORKS WITH ALL
SUBCONTRACTORS, CLIENTS, TRADERS, AND SPECIALISTS
CONTRACTOR TO ADVISE CONTRACT ADMINISTRATOR WHEN IT IS
NECESSARY TO OBTAIN PERMISSION TO WORK OUTSIDE OF THE
BOUNDARIES OF THE WORKS.

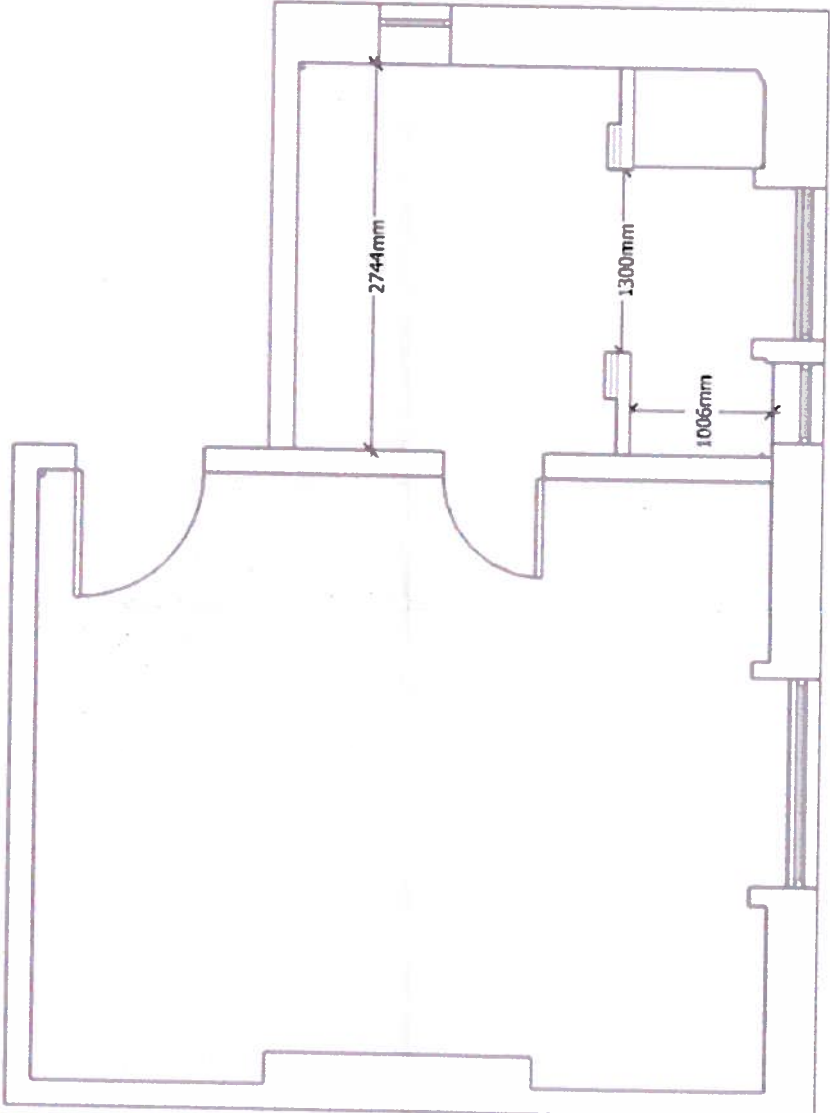
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Drawing Title		Drawing No.		Date	
Existing and Proposed Floor Plan		310 L13_02		11/10/2016	
Project Title		FOR PLANNING		A3	
Client		6 Bath Road RG1 6NB		1:100	
Drawing No.		310 L13_02		11/10/2016	
Date		11/10/2016		A3	
Scale		1:100		11/10/2016	
Author		11/10/2016		A3	
Checked		11/10/2016		A3	
Approved		11/10/2016		A3	

Existing Floorplan

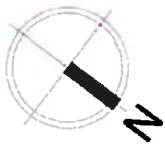


Proposed Floorplan



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NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. SETTING OUT TO BE APPROVED ON SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND PERMISSIONS FROM THE LOCAL AUTHORITY.
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CONTRACTOR TO ADVISE CONTRACT ADMINISTRATION OF ANY VARIATIONS TO THE CONTRACT DURING THE COURSE OF WORK.

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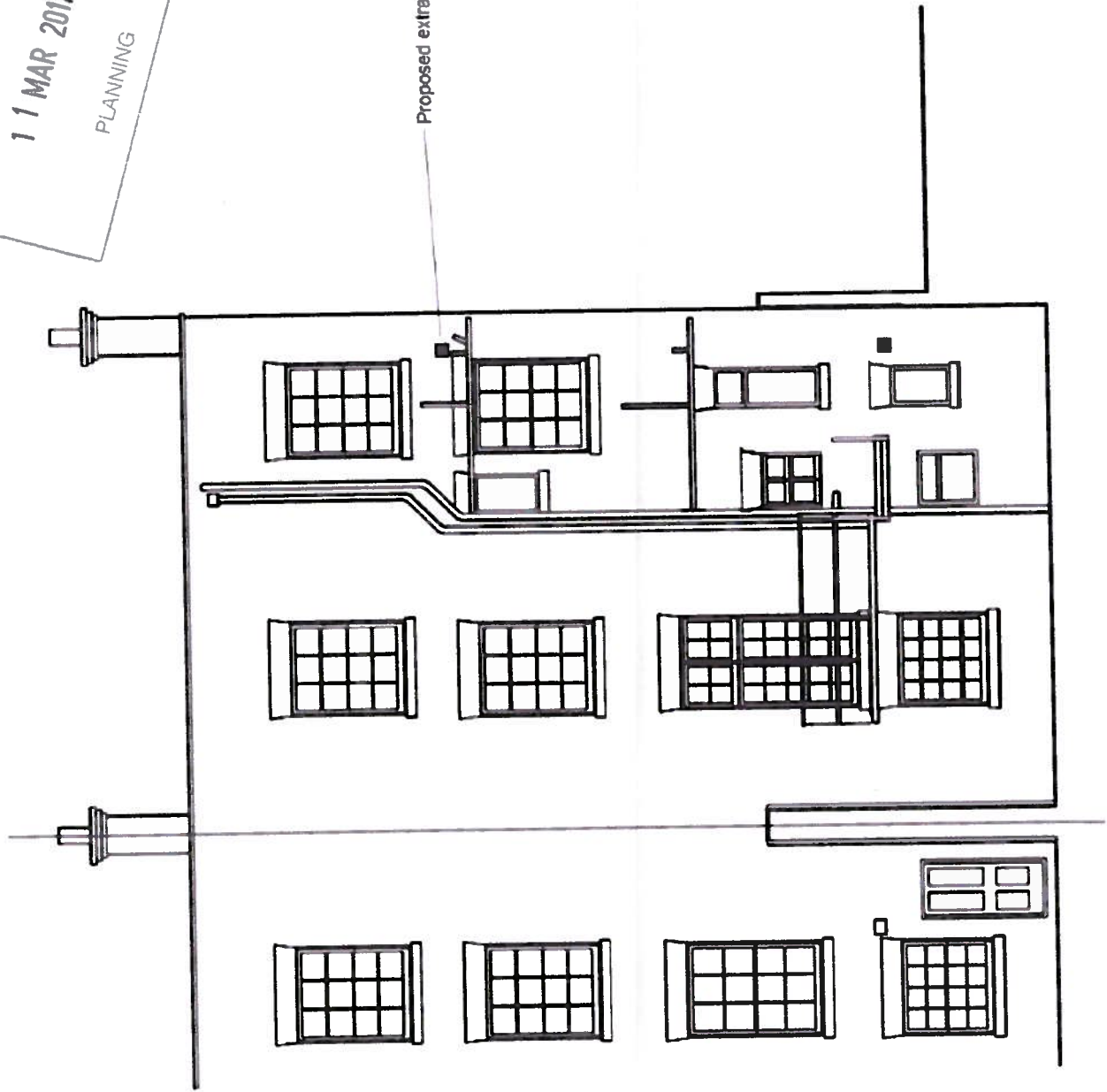
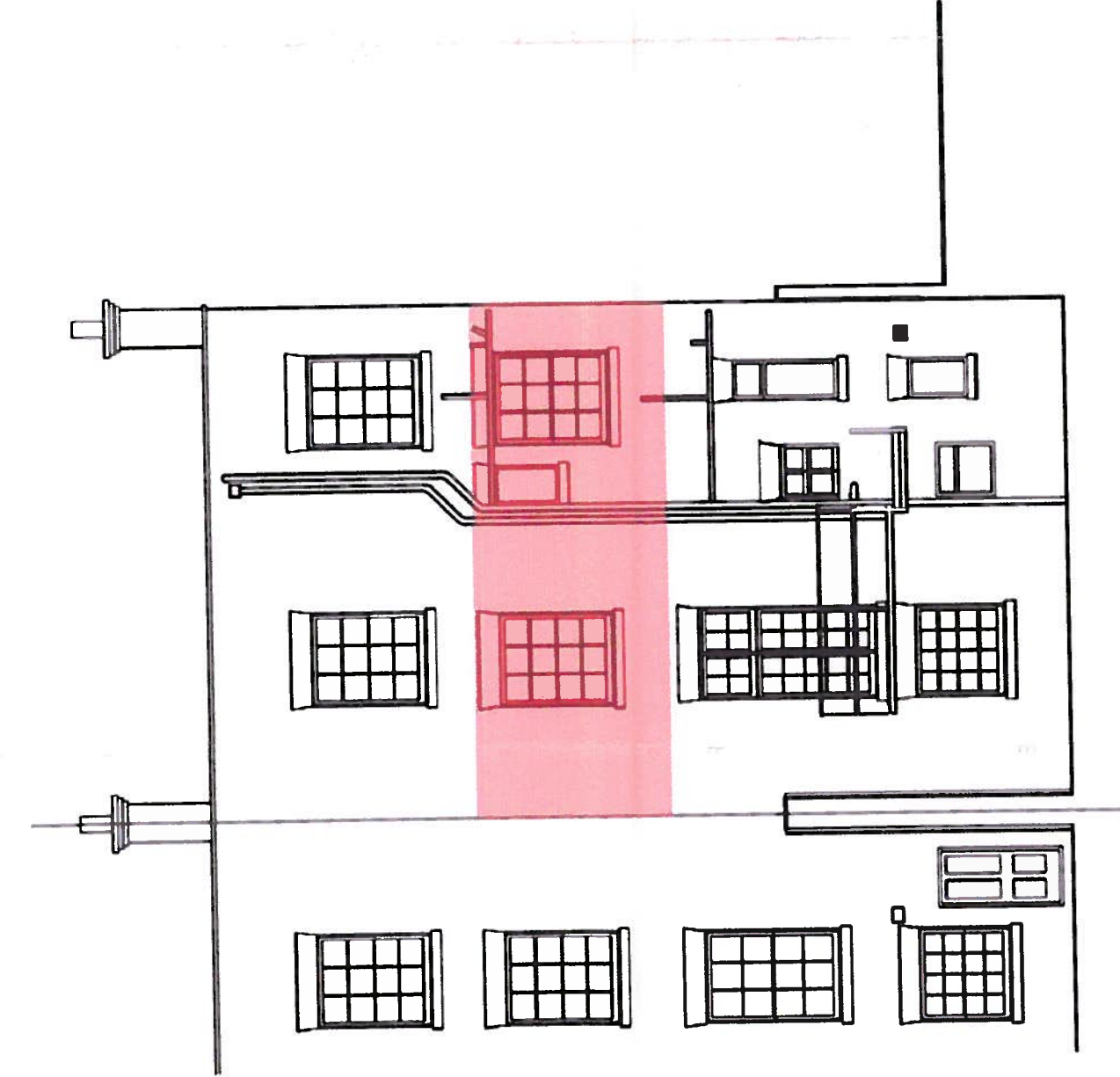
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Existing and Proposed Floor Plan			310_L13_01			
Drawn	Checked	Approved	Drawing No.			
			310_L13_01			
Project Title			FOR PLANNING			
6 Bath Road RG1 6NB						
Client						
Date						
11/10/2016						
Scale						
1:50						
Sheet						
A3						

Existing Rear Elevation

Proposed Rear Elevation

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Drawing Title		Proposed Rear Elevation	
Client	Project Title	Drawn	Checked
6 Bath Road RG1 6NB	FOR PLANNING	11/10/2016	1:100
Scale		A3	
Drawing No		310 L13 02	
Date		11 MAR 2017	

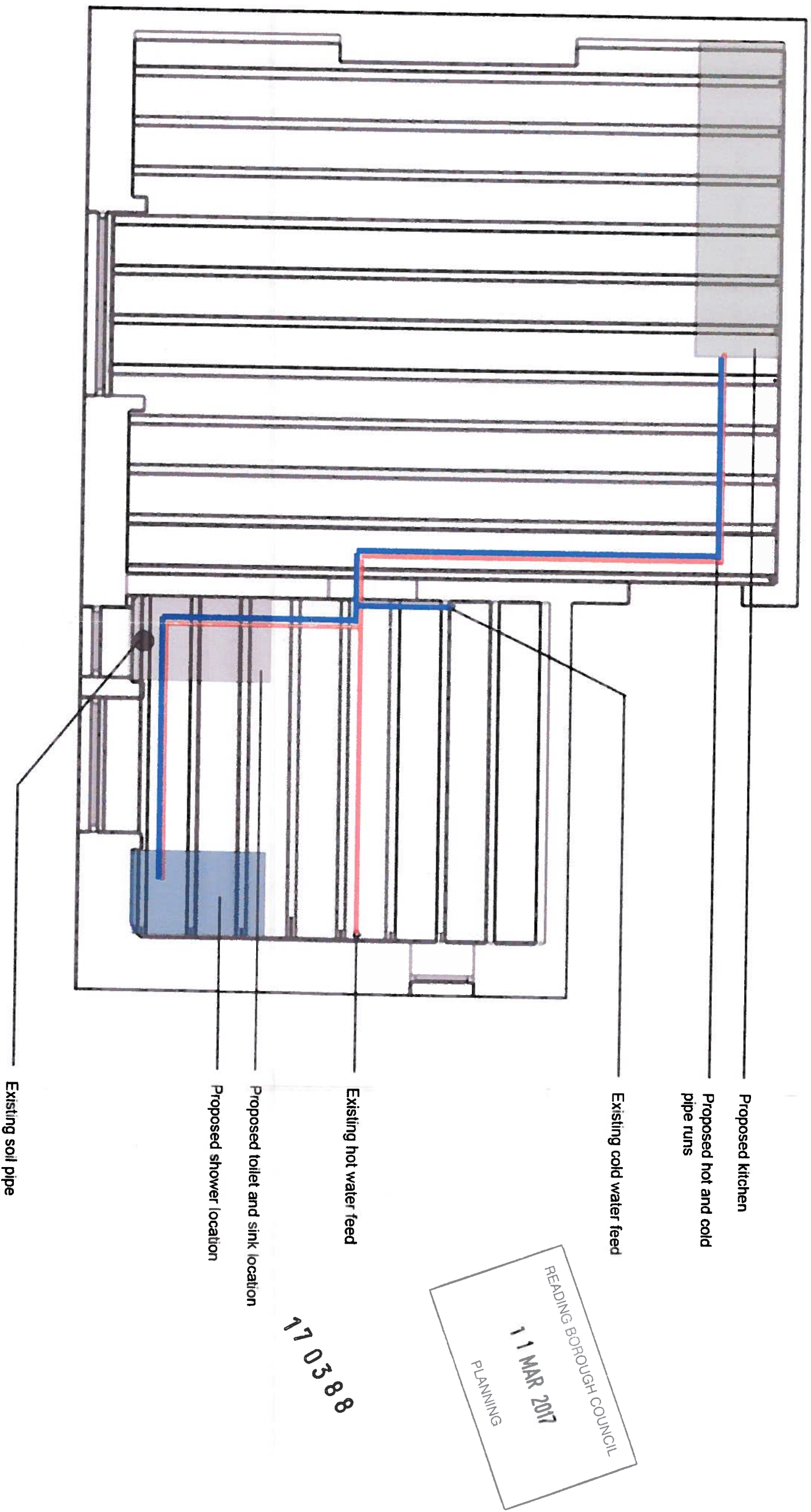
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NOTES:
DO NOT SCALE FROM DRAWING
USE IN ALL UNLESS OTHERWISE INDICATED. ALL
ITEMS OUT TO BE APPROVED ON SITE BY CONTRACT
ADMINISTRATOR
REFER TO OTHER COMBUSTION DRAINAGE
CONTRACTOR TO INFORM ARCHITECT OF ANY ISSUES, CHANGES OR
MODIFICATIONS
SPECIFICATIONS
To be used in conjunction with drawings
HEALTH & SAFETY
For safety and health reasons, all work will be carried out by a
competent contractor working, where appropriate, to an approved method
statement.

CONTRACTOR TO COORDINATE WORK WITH ALL
SUBCONTRACTORS, CLIENTS TRADESMEN, AND SPECIALIST
CONTRACTORS.
CONTRACTOR TO ADVISE CONTRACT ADMINISTRATOR WHEN IT IS
NECESSARY TO SUSPEND WORK OR TO STOP WORK FOR THE
EXTENDING OF WORKS

Rev	Description	Drawn	Checked	Date

Diagram showing existing joists and proposed pipe runs



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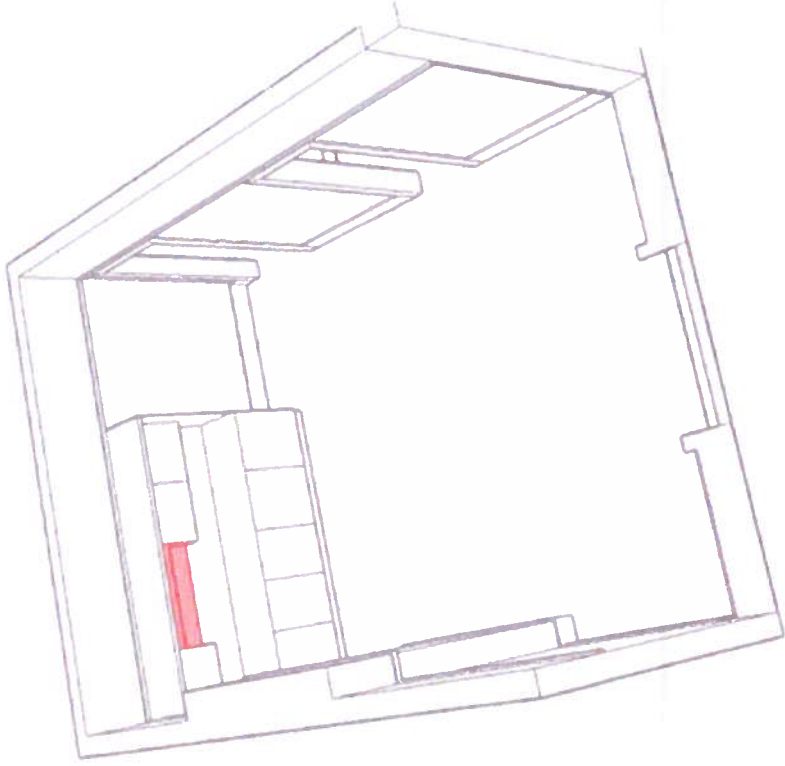
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The existing barrel piping obstructing the architrave in the bathroom will be replaced with the pipe runs as shown above, running below the floor boards. At the moment the sink is attached to one of the original window panels in the bathroom, the waste pipes have been cut into the panelling. The sink is to be re-located and the panel and moulding repaired.

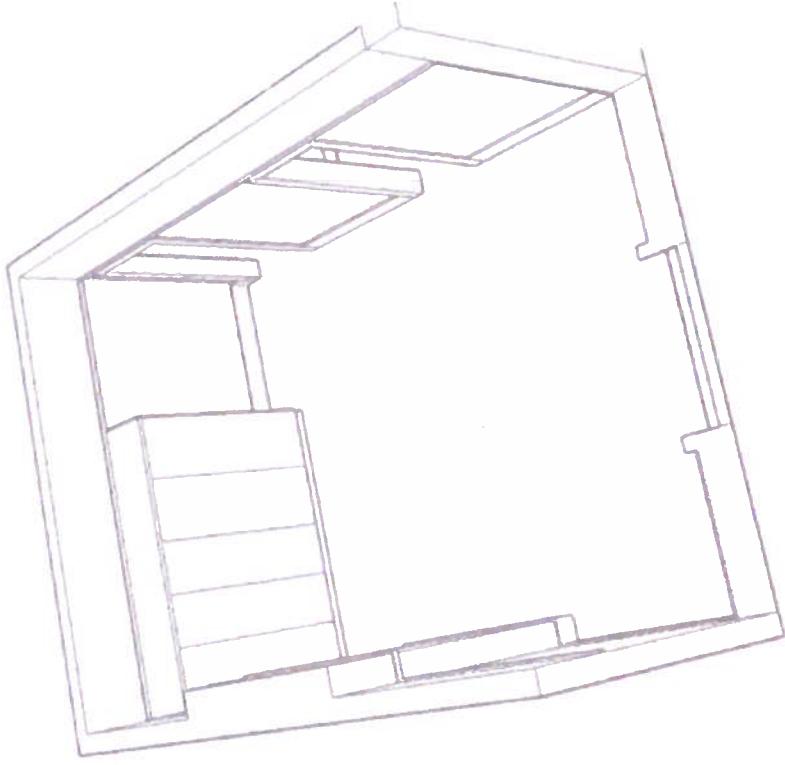
Above is a diagram showing the proposed hot and cold runs. The kitchen sink is to have a macerator which will enable the waste to be ground up and pumped through a 22mm pipe. This will mean less deep cut outs in the joists. The cold, hot and macerator pipes will feed into the bathroom below the living room floor, once in the bathroom they will be surface mounted and boxed in at low level to avoid cutting more joists. There is an old gas run that gets us from the bathroom to the living space. The kitchen waste and also the sink waste will feed into the soil pipe located in the existing bathroom. The waste from the shower can feed into the existing waste pipe which is below the existing bath.

At the moment there is no means of ventilating the existing kitchen other than the opening of windows (which does work well as the windows are sizeable) I would propose a self circulating extractor hood as well as opening windows to ventilate the area.

Kitchen shown in use
The self circulating extractor is shown in red



Sectional Cut
Kitchen shown behind sliding doors

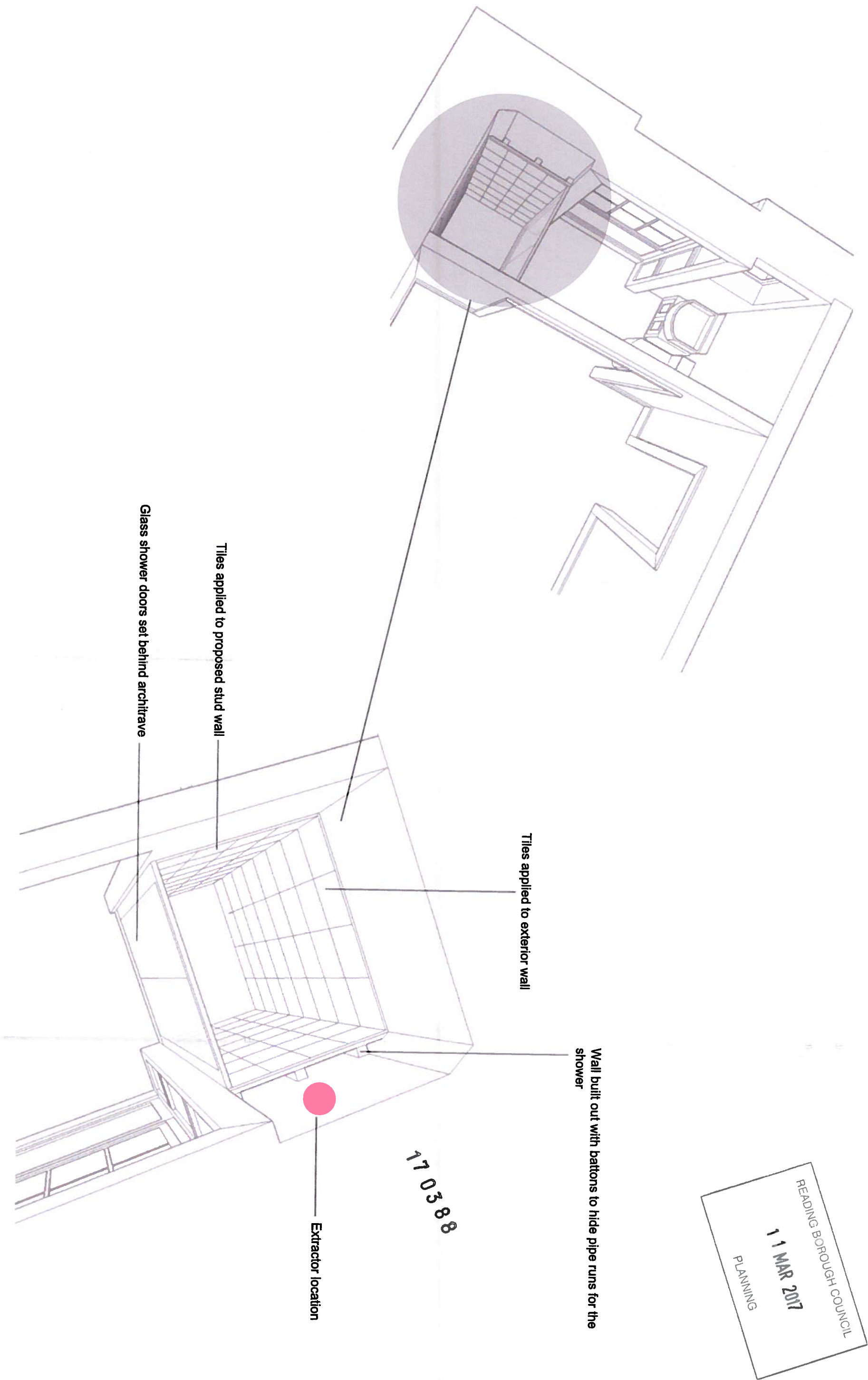


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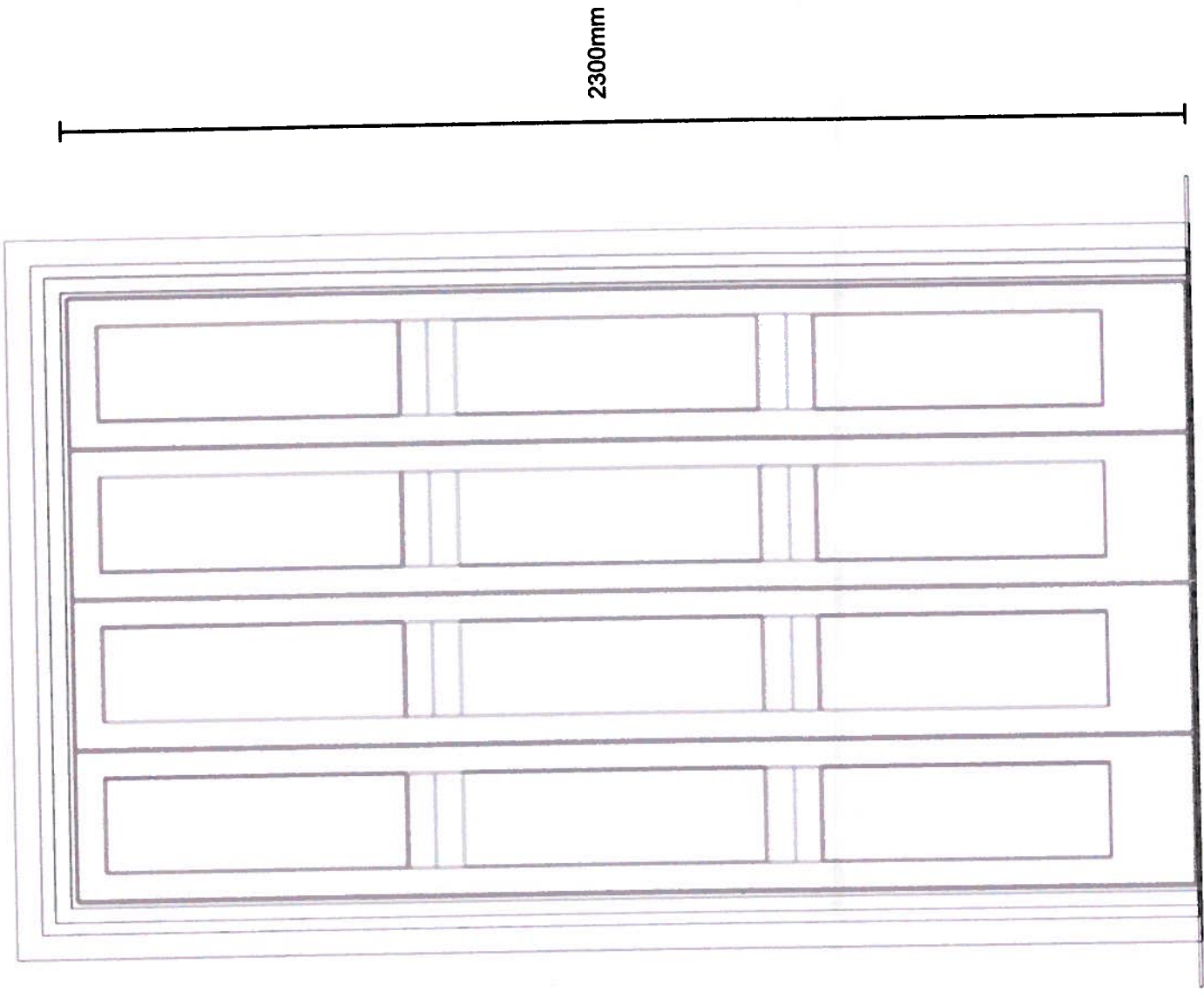
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Examples of kitchens behind folding or sliding doors





Proposed bi-fold doors to bathroom



Above are shown the proposed timber bi-fold doors with a shaker paneling detail. The architraves to be a classical ogee as pictured across. The doors are at a height just below the existing architrave sets and shutters but the doors are not a standard size so as to give a greater feeling of space when open

The top photograph shows the original bi-fold window shutters with an ogee panel moulding on the outside and shaker panel on the inside shutter. The below two photos show the panelling at the bottom of the window and the existing architrave.



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The building at 4-6 Bath Road was designed and built around the 1800's. and was first listed in 1957. It was converted into flats around the 1970's. My proposal is to install a stud wall to create an en-suite bathroom and move the kitchen to the living room area.

At present there is a large cupboard, circa 1970 in the living room. My thought would be to replace this cupboard with a kitchen that is hidden by sliding doors and so the space would be minimally impacted by the new addition.

The kitchen waste would be serviced by a macerator and a pump with a 22mm waste pipe. This would ensure that any notching out of joists would much less than if it were a normal two inch waste pipe. In between the joists there are herringbone struts rather than noggins which will mean that it is easier to run the pipework without impacting further on the fabric of the building.

The proposed en-suite bathroom would have bi-fold doors of a similar style to the window shutters. They would be made from timber with shaker panelling to match not only the rear of the window shutters but also the existing interior door to the bedroom.

When the doors (or shutters) to the bathroom are operated, the opening in the wall is now an opening onto the window with a view to the garden. I wanted the opening in the wall to frame the window and also the view to the garden. The doors (shutters to the bedroom) are to be 100mm lower than the height of the existing shutters, so as to remain subservient.

There is some barrel piping screwed to the existing architrave in the bathroom, I would remove this and where necessary replace it with under floor runs, using existing notching out of the joists wherever possible. The existing sink also has pipes cut into the panelling by the window, the moulding has also been cut into and partially removed. This would be repaired and the sink moved beside the toilet so as not to obstruct the window or panelling.



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