

HERITAGE, DESIGN & ACCESS STATEMENT FOR BATHROOM UPDATE AT 36 THE MOUNT READING, RG1 5HL

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for permission to update the interior of my bathroom at 36 The Mount, Reading, RG1 5HL. The property is a Grade II listed building that lies in the middle of the Conservation Area – see Annex A, location plan at the back of this document.

Heritage

Historical context

A review of documented histories reveals 36 The Mount, circa 1876, was built as a two storey terrace for the clerks at Huntley and Palmer's Biscuit Factory. This house, as with others in the street, is made of gault brick with white brick bands and chevron-moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimneys stacks with cogged capping. Marginally glazed sash windows with bracket cills and cast iron flower basket guards. A paired doorway with bracketed arch entrance and joint gable over. Railings and standards retained. Internal features include mahogany rail to stairs which have curly bottom and plasterwork features.

Aesthetic Context.

The front of the property forms part of a residential street scene based on a line of properties. The houses on The Mount share common features of design in terms of brick, slate roofs, windows and window framing. The group of properties in turn is set in a longer run of properties of a similar era. To the rear of the property, the picture is more mixed. The property's all have varying extensions, and a variety of window styles, in no way related to the front aspect. The property's at the back of the property face onto neighbouring gardens of the Mount .i.e. garden to garden. All the rear of the opposite neighbours also have different extensions and windows, while the fronts of these houses are also very similar and consistent with the front of houses between 26 – 36 The Mount.

Communal Context.

36 The Mount looks in line with the properties within the Conservation Area. It contributes to the sense of Reading town as a historic / well-established market town and makes it attractive to residents and tourists. The front of 36 The Mount makes a positive contribution to that appearance.

The property

Exterior

As mentioned above, 36 The Mount is in keeping with the rest of the street and well maintained in line with Grade II listed building standards and regulations. This house has gault brick with white brick bands and chevron-moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimneys stacks with cogged capping. Marginally glazed sash windows with bracket cills and cast iron flower basket guards. A paired doorway with bracketed arch entrance and joint gable over. Railings and standards retained

The Interior

The Interior is in very good condition. The dining room and living room were made into an open plan room, around 2001. The two original living and reception room marble fireplaces are still in place and in great condition, as is the mahogany stair case in the hallway. The front door to the property and rear side door feature original stained glass patterns. There has been a single storey rear extension and internal alterations

to the kitchen at the rear of the property in 2000. The kitchen fireplace is an open space, yet blocked up and no longer in use.

The bathroom was remodelled from a small third bedroom. The original fireplace has been bricked up and a wall placed over the front to make this a flat wall. The two alcoves either side of the original fireplace were made into cupboards. Today the right cupboard houses a newly fitted combi-boiler (November 2016). The left side cupboard is now empty, which up until November 2016 housed the hot water cylinder and water tank. The old boiler had completely stopped working and was replaced with a new A+ rated Worcester combi-boiler, which will make the property more energy efficient.

Pictorial review

Annex B to this document provides photographs of the outside street view, the rear of the property and photos of the bathroom.

Design proposal

The aim of the proposed work is to develop the interior of the first floor bathroom to improve its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint. The overall approach aims to improve the contribution the property makes to its setting, while keeping with and respecting the heritage, integrity and character of the house.

The planned works include:

- 1) Installing a new bath into the now empty alcove. The bath will now be flat against the entrance wall; currently the bath extends out into the middle of the room. So this will free up valuable space.
- 2) Installing a new shower value unit over the bath and adding a shower screen.
- 3) Updating the vanity cabinet with a more traditional style unit and new sink / tap unit.
- 4) Adding an older style radiator in keeping with a heritage look and feel to the bathroom.
- 5) Replacing the current wall tiles with white heritage tiles.
- 6) Repainting all the doors, skirting boards, window and ceiling in white paint.
- 7) Replacing the flooring with Victorian style flooring.

The proposed works do not include:

- Any works to the exterior of the property.
- Any structural works to the walls or ceiling.
- Any extension or expansion to the bathroom area.
- No cutting into beams or removing any historic timber floors or ceilings.
- No loss to original or historic features, windows or doors.

Consultation

1. On the 1st of November the property was visited by a plumber to view and quote for a replacement combi-boiler. This was then fitted 23rd November 2016.
2. On the 23rd November advice was sought from local plumbing company to quote provides for works. Plumbing company also installed the new boiler and removed the water tank so is aware of the copper pipes and current bathroom structure and pipes.
3. On 12 December – I phoned Reading Council to see if I need to gain planning permission and advised to make a listed building consent application.
4. On 13 December - Neighbours have been consulted.

Access

Access to the property can be made through the front door and also through the rear of the property via French doors into the kitchen, there is also a side door to the property. Access will be gained through the front door for any works. Consideration has been taken and the new bath tub, which is the largest item to be brought into the property, will be able to fit in through the front door - which is 780mm wide at its narrowest point. The bath is 700mm wide and 430mm deep, so can be carried on its side with no issues.

All other equipment and material can fit in the main door with no problem.

ANNEX A

GEOGRAPHICAL CONTEXT

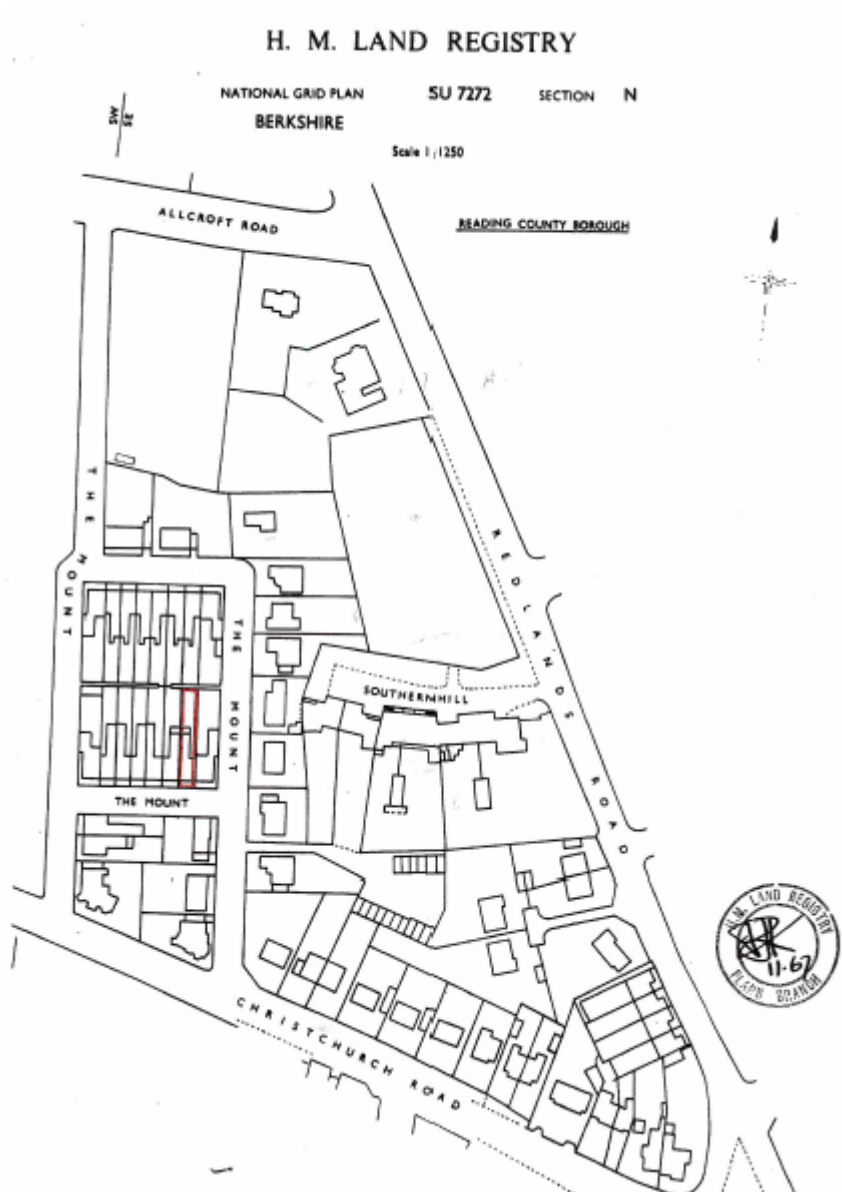


Figure A: Location plans

ANNEX B

PHOTOGRAPHS



B1: Street Scene and outside front of property, showing the Grad II listed building features in line with neighbouring properties. This is a south facing property.



B2: Rear of property. Photo shows the rear access and also 1st floor bathroom window.



B3: Current bathroom layout. In the right cupboard close to the window is where the new combi-boiler is located. The current bath tub currently protrudes out into the middle of the bathroom.



B4: Current location of the bath tub. View from the window showing how the bath currently extends into the middle of the bathroom. The new design will see the bathtub running parallel to the entrance wall, utilising the empty alcove left by the hot water tank and maximising the space and improving the appearance of the bathroom.



B5: The left bathroom cupboard is now empty - the hot water tank was removed due to the new combi-boiler installation. November 2016.

The hot water tank was located in the space below the shelf with white towels. The space above this shelf (where you see the beige towel) is where the water tank sat. This cupboard is now a redundant space which I would like to utilise as a shower bath unit and maximise the space to its best potential.



B6: The right bathroom cupboard houses the new energy efficient A+ Worcester combi-boiler.