

**Rebuilding rear garden wall at
69 Baker Street Reading RG1 7XY
Listed Building Application**

Covering

12. Heritage Statement

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18. Plans and Drawings

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69, Baker Street
10/04/2016

Re building the rear garden wall at 69 Baker Street Reading

Listed Building Application

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Rebuilding rear garden wall at 69 Baker Street, Reading

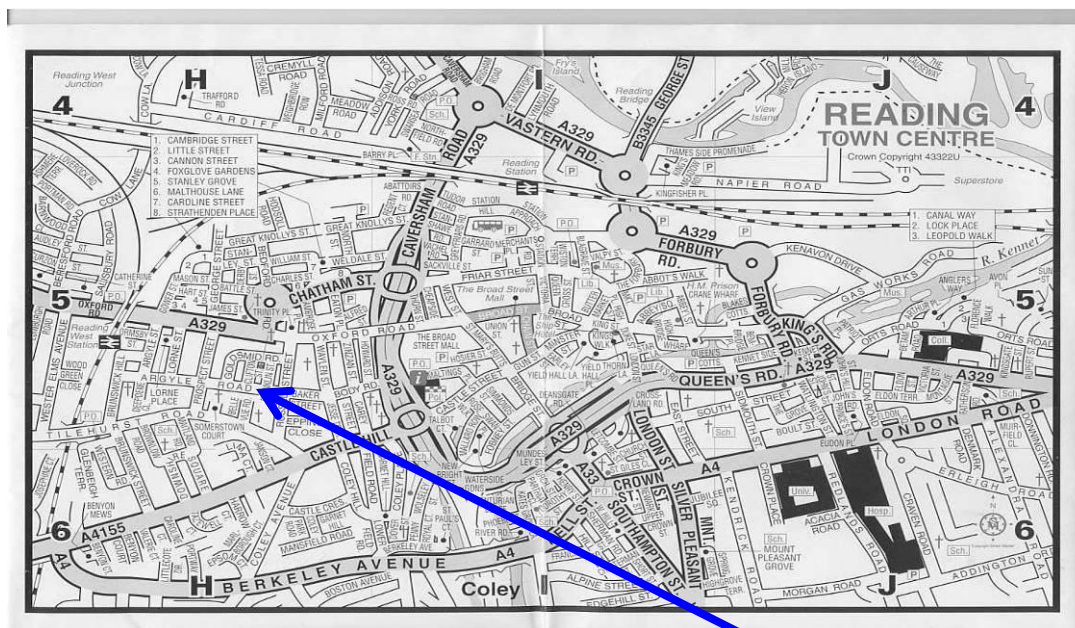
12. Heritage Statement

a. Site Description

Situated on a pedestrian thoroughfare into the town centre No 69 Baker Street is two-story (plus basement) mid terrace house with a front and rear garden in a row of 10 Georgian properties located on the south side of Baker Street. The property was constructed in 1824, is a Grade II Listed Building and sits within the Russell Street / Castle Hill Conservation Area. The properties were built as a speculative build by Mr Baker who owned York House, now the Spiritualists Church. Nos 61-69 were built circa 1824 with nos 71- being constructed a couple of years later. All are in private hands and none are split into flats.

All of the buildings on this street are of townscape merit, and maintain many original features replacement.

The property is adjoined at the rear by 20 Belle Vue Road. This property is set at a higher level than Baker Street and is an end of terrace, red brick, Victorian property, also set within the Russell Street / Castle Hill Conservation Area.



69, Baker Street

b. Historical Context

This property and its neighbours form an important street frontage with medium footfall of people going to the town centre.

Treatments to the front gardens however are inevitably inconsistent. The original railings were removed in WWII as were many others across the UK. Nos 61-63 installed replacement railings in the early 1980s, but not to the original design. The only remnants of original railings is to the side of most of the properties, there is a ½ run to protect stairs down to the basement.

In 2010 replacement railings, to the exact design and dimensions of the originals removed in WWII, were installed to the front garden of 69, Baker Street (Blue door) as image below (taken 11/04/2016) (Application 08-01688-LBC):



Below; Terrace viewed from the East



Below; Terrace viewed from the West



c. Relevant Planning History for No 69

A programme of slow restoration, which is sensitive to the original design, is being undertaken.

- 09-00742-APP CON - Discharge of condition 2 of planning consent 09/00147/FUL. Condition discharged 25/06/2009
- 09-00147-FUL - Re-instatement of front and side boundary railings around the front garden to their original state. Permitted 30/03/2009
- 08-01688-LBC - Re-instatement of front and side boundary railings around the front garden to their original 1820's state. Permitted 28/01/2009
- 04-01167-LBC - Repairs to internal wall plaster, floorboards and window sill, re-instatement of original box shutters to the . Permitted 23/12/2004
- 98-00239-LBC - Alterations to replace existing floor and for extension to be rebuilt as existing. Permitted 24/04/1998

d. This Application

Overview

The proposal is to repair and improve the brick garden wall to the rear of the property and repair the wet rot damage to the rear entrance door and remove the cat flap.

The Wall

- A section of the top half of the rear garden wall to the property is loose and leaning towards the neighbouring garden (20 Belle Vue Road), it is unsafe. Other parts, whilst solid at the moment, are leaning. To the base of the wall in the right hand side section it is bulging as a result of pressure from the soil in the neighbouring garden, which is at a significantly higher level. In addition as the neighbour in 20 Belle Vue Road has installed a wooden patio in part of his garden this has raised

the ground level level and reduced the privacy of this part of the garden of 69, Baker Street.

- To address the problems and also improve the appearance of the wall it is proposed that:
 - The top 10 layers of bricks will be removed from the full width of the garden wall between 69 Baker Street and 20 Belle Vue Road. This is the wall at the rear of the garden at 69 Baker Street.
 - It is then proposed that this part of the wall be rebuilt, with an increase in height of two bricks, resulting in 27 rows of brick and an approximate height of 2.26m.
 - It is also proposed that an additional brick pillar be built halfway along the wall, on the 69 Baker Street side, to provide additional support to the wall.

The rear entrance door

- The bottom left side of the door has an area of wet rot but this seems to be more extensive. The Cat flap, installed by the previous owners in the early 1980s, also provides an area of weakness and damp ingress
- It is proposed to temporarily remove the door, cut out and replace any areas damaged by wet rot and replace with new wood shaped to replicate the original elements of the door / panels. The cat flap will be removed and full panel inserted to match the original profile.
- The source of the dampness, a tilting gutter, has been fixed.

The works will be undertaken by Dunne & Co.

14. Materials to be used:

Wall

- a lime mortar mix will be used to re-lay the bricks. Dunn & Co advise this will be; **2 part Peppard mixed building sand to 1 part sharp sand and 1 part 3.5 hydraulic lime.**
- It is proposed that many of the bricks used in rebuilding the wall will be those recovered from the dismantled wall. The very hard cement mix used in the rebuilding many years ago may however make the recovery rate low.
- Old bricks to match the existing will be sourced for the additional bricks required for these works.

Door

Appropriate wood will be used as required and shaped to replicate the original elements of the door.

17. Planning Statement

- The deeds for 69 Baker Street and 20 Belle View are not clear with regard to ownership of this wall, at best it is a shared responsibility. The wall is however considered to be within the curtilage of the listed building.

- The listing reference is SU 7073 12/13 The details of the listing are:

Before 1840. A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes. 4 panel door with radiating fanlight on ground floor. 1 window and door to basement.

The Wall

- The top part of the wall (approx. 13 layers of bricks) appears to have been rebuilt many, many years ago and very poorly at that. The mortar used was cement which has set extremely hard. No care was given in finishing off the mortar to either side of the wall, as a result the look of the wall is very poor and patchy from half way up.

Pictures of the current condition of the wall are provided in Annex C

- Completion of the works proposed will establish:
 - A wall that is stabilised at the top and at the base.
 - A wall which will look far better with properly finished joins in lime mortar and replacement bricks which match and which is appropriate to the setting of the listed building.
- The owner of 20 Belle Vue is content for the works to be undertaken and has confirmed he will facilitate access etc. He had however a much simpler solution to the problem – namely removing the 10 layers of bricks and erecting wooden boards. As the owner of 69, Baker Street made it clear this was not acceptable, as the wall is in the curtilage of the listed building, he is bearing the responsibility and cost of resolving the problem.

The Door

On completion the door will look as it was originally designed, will fit better and be better at repelling the damp.

Pictures of the current condition of the door are provided in Annex D.

18. Plans and drawings

These are provided at Annex A and Annex B.

Conservation Area aspects

- Baker Street is in the heart of the Russell Street / Castle Hill Conservation Area. The properties in the immediate area consist of late Georgian terraces and mid / late Victorian properties in Russell Street and Belle Vue Road.
- Repairing the wall in the manner proposed will produce a more stable wall which will last for the next hundred years and which will look right. The repair to the door will return it to its original look.

Consultation undertaken

- The neighbour in 20 Belle Vue Road supports this proposal. He has agreed to approach the owners of Chancery Mews about gaining access for the builders through that way and for the builders and materials to come through his garden. If this proves not to be possible materials will come through 69, Baker Street.
- This neighbour identified the problem. Unaware of the issue of the wall being in the curtilage of a listed building he originally proposed to demolish half the wall and replace it with wooden panelling. I have made it clear that this is not appropriate because of the listed building context.

10 April 2016

Drawings at Appendix B updated to include scale 13 April 2016.

Richard Bennett

69 Baker Street

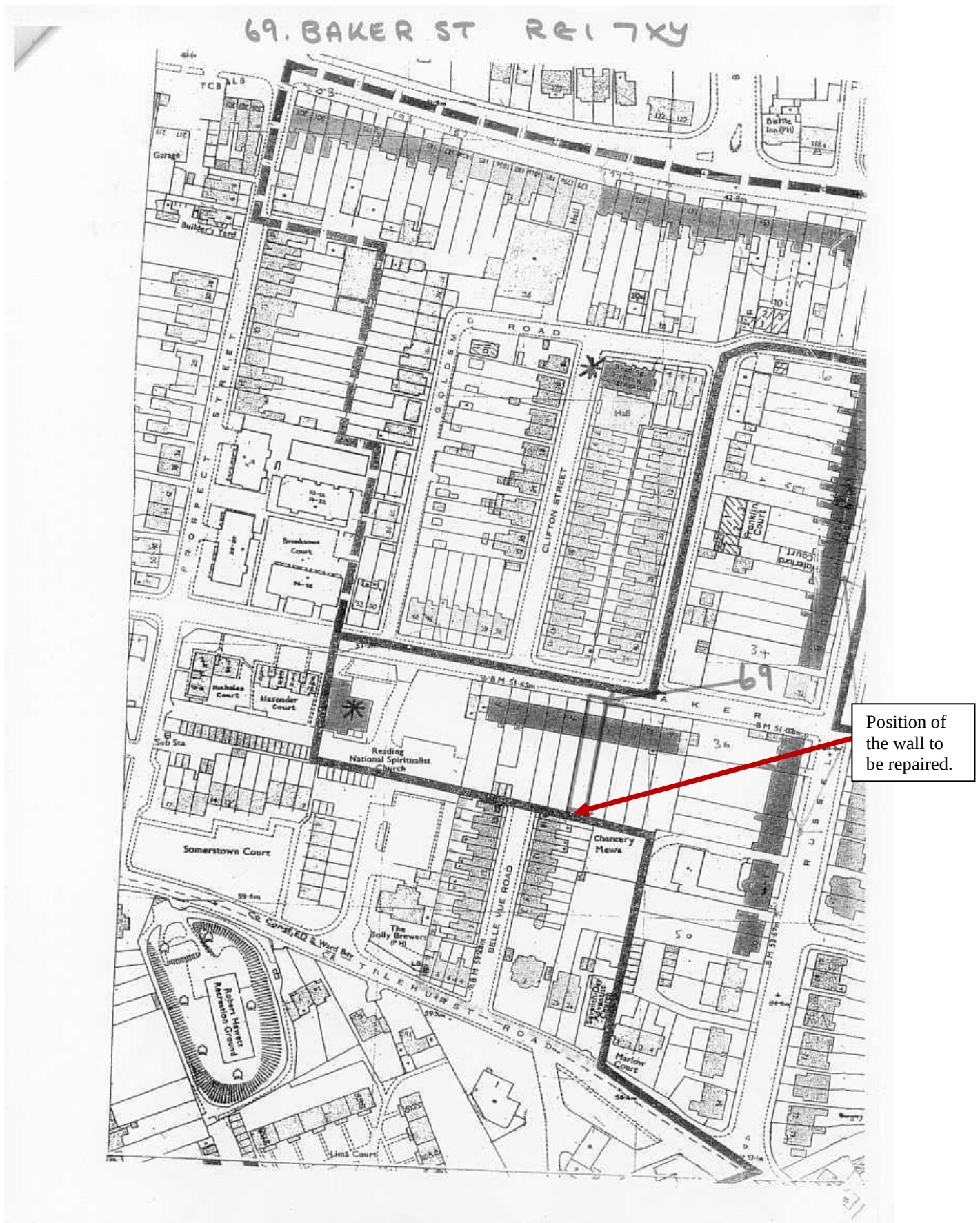
Reading

RG1 7XY

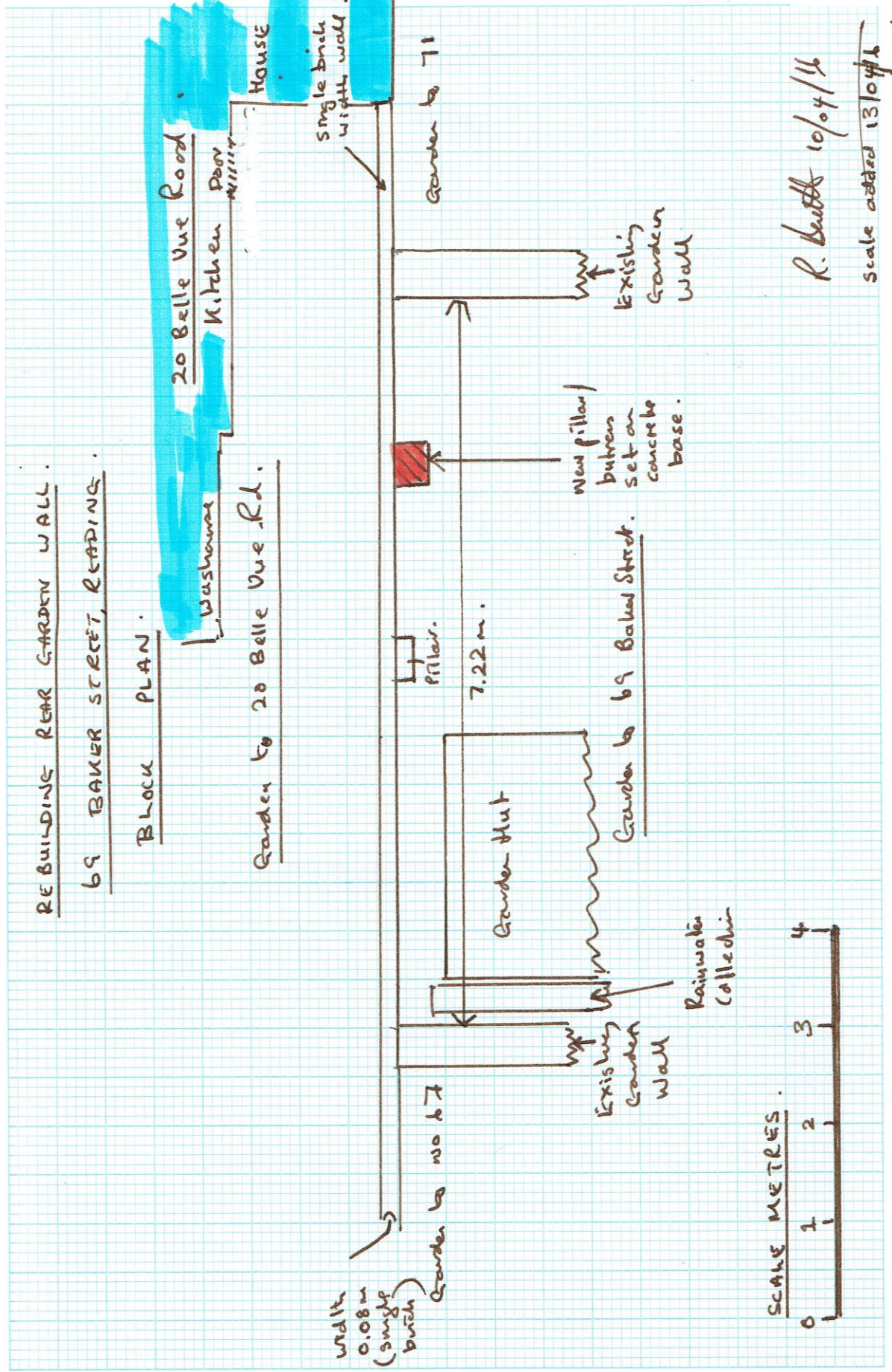
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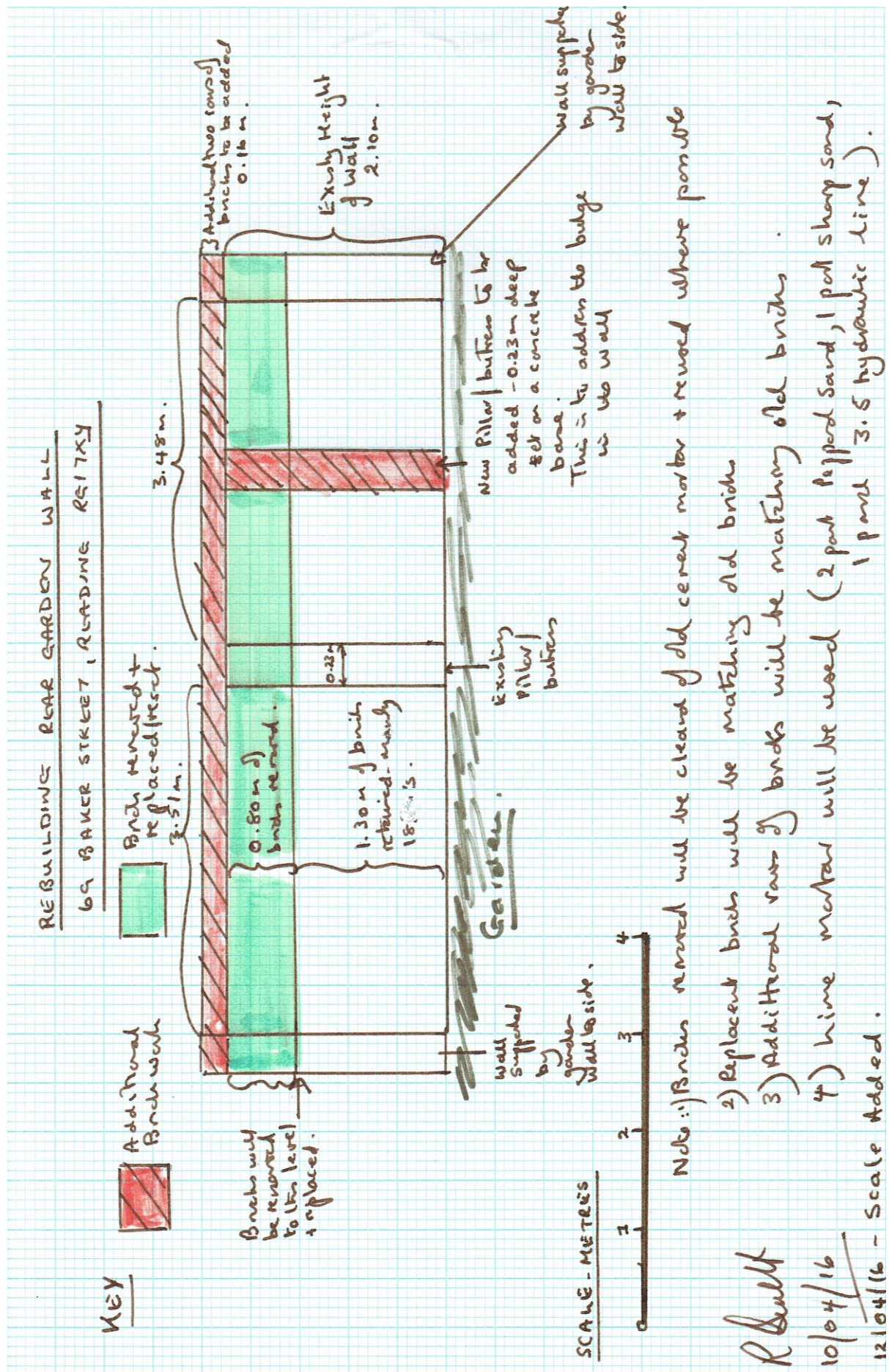
Site Plan – 69 Baker Street, RG1 7XY



Drawing of the wall - existing and as to be amended



Drawing of the wall – existing and as to be repaired / extended



Pictures of the Wall - existing condition



Original level
of wall in
1830s?

Wall bulges at low
level. New
buttress to be
added

Bricks to be
replaced to this
level

Rear Wall – to the left side.



The wall showing some of the lean. This is the worst part of the wall. 10 rows to be removed. The Pillars will be rebuilt.

Left side

From the left side to the centre.



Pillar to the left – part of the wall



Pillar to the centre



To the right support from existing wall



The Rear Door

