

15.067 LINDEN MEWS

Design Viability



INTRODUCTION

This document is a design viability statement to support the proposal at Linden Mews. It has been written by Tait Architects on behalf of the applicant, Mr Anthony Cook. It explains the process taken while creating the proposed extension and describes the design thinking behind the project.

ASSESSMENT

Linden Mews is located in The Mount area of Reading adjacent to the Whiteknight Campus of the University of Reading and next to the Progress Theatre. The Mount comprises a street block of listed buildings built by Huntley & Palmers, a large employer who manufactured biscuits in the late 19th century. The buildings are constructed from gault bricks with paler brick banding and detailing which provide the character of the place. They retain much of their original character and appearance from the late 19th century.

Policy CS33: Protection and Enhancement of the Historic Environment is applied to the site as being in a conservation area of the Mount. It states that no drastic change of the building interior or exterior would be made to protect the visual aspect and unique character of the site. The building is representative of the local architecture of Reading and thus any modification should be in line with its identity. It could be argued that a modern extension of high design quality could be appropriate if it enhances and brings value to the original construction, as well as the area as a whole.

The 'Sites and Detailed Planning Documents' provides guidance that will be applied to the site. [9.1.12] advises that 'the setting of a building or place can make a significant contribution to and form an integral part of the character of all heritage assets'. Any alteration would require clear and relevant argument for justification; this includes the protection of on-site trees and the position of the new addition in reference of the existing building and its curtilage.

[9.1.14] argues that the scope of what could be altered and what needs to be protected will depend on the history of the site and its surrounding area. This can be found in the Mount Conservation Appraisals from the Reading Council.

The property is a dwelling of two storeys of white painted brick construction and slate roof covering, mostly true to its original design. As the house does not have an elevation on the street side, people in this locality would not be affected by the new development. The existing trees on site will provide screening for undesired views. The site and house would benefit from an extension and the character improved by the inclusion of a contemporary design.



LINDEN MEWS: BACK ELEVATION

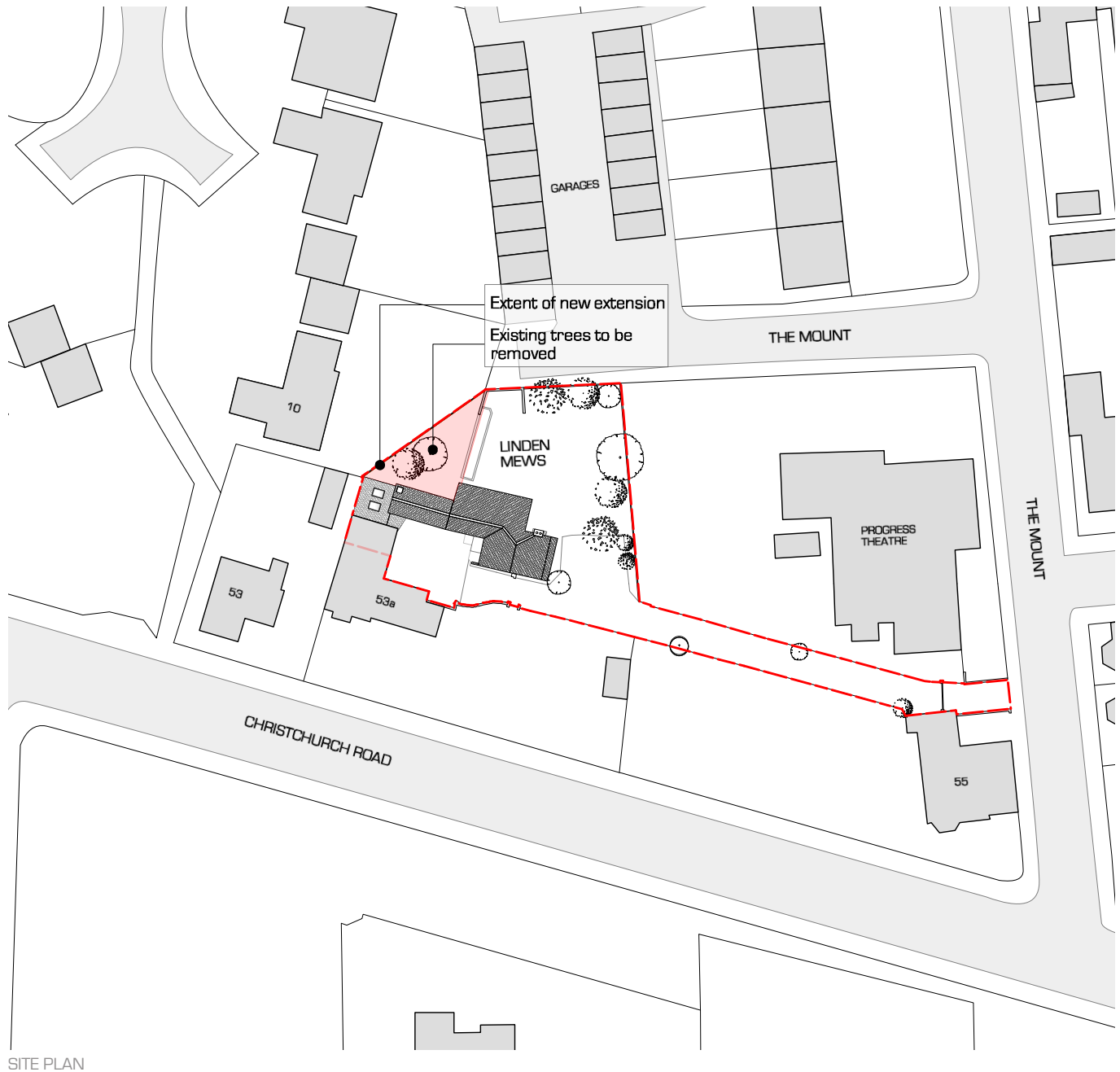


LINDEN MEWS: CENTRAL COURTYARD



USE

The site is situated in a residential area of the Mount. The existing building that is Linden Mews is a dwelling occupied by the applicant. The proposed extension aims to provide a new living area and master bedroom.



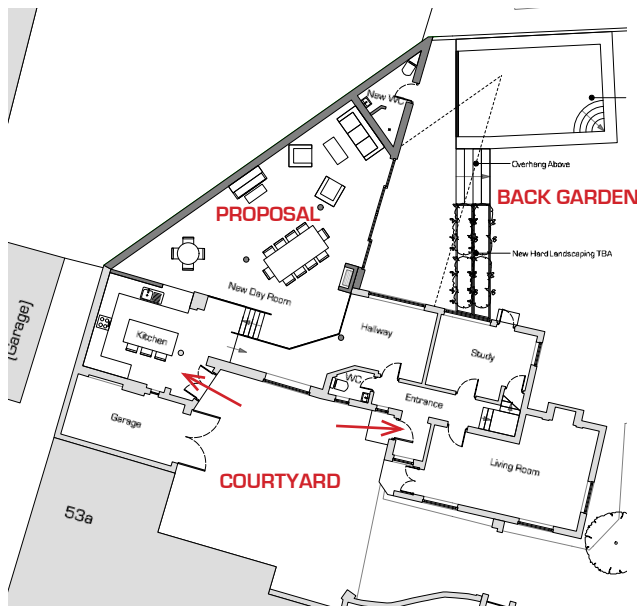
AMOUNT

The proposal is composed of a two-storey extension which includes a sunken space on the ground floor and an added first floor area. This allows for the provisions of the use of the development while orienting the views towards the back garden.

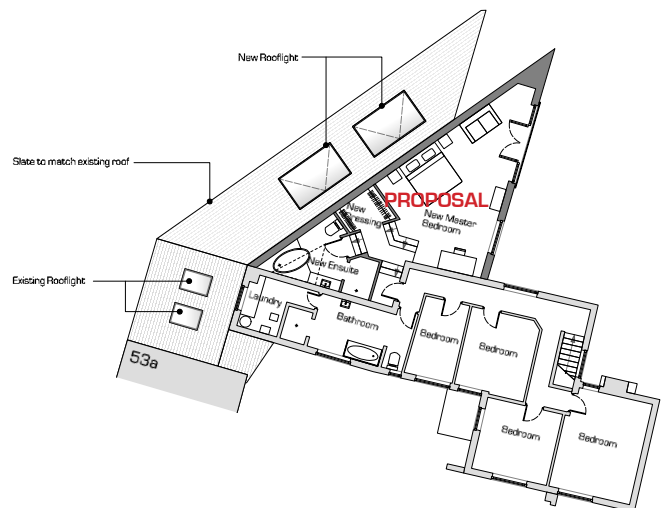
LAYOUT

Existing access to the site is from the Mount street between 55 and the Progress Theatre. Entrances to the existing building are made through the courtyard created by 53a and Linden Mews. This courtyard is part of the character and identity of the site and will thus stay as existing.

The proposed development will be located at the back of the building and will take the area of the site that is not part of the conservation area to create a new living space. This added area will change the dynamic of the building by utilising part of the back garden that would be difficult to develop otherwise due to its acute angle between the party wall with 10 Lancaster Cl and Linden Mews. This new layout will bring an emphasis on the back garden by having the space facing it and thus celebrating it. The semi-courtyard created is referencing the original courtyard and therefore stays true to the identity of the place. The first floor of the new extension makes use of the existing corridor to bring access to the new bedroom. This new upper floor will remove a window facing the adjacent 10 Lancaster Cl and as with the ground floor, it will have its opening facing the back garden and Progress Theatre.



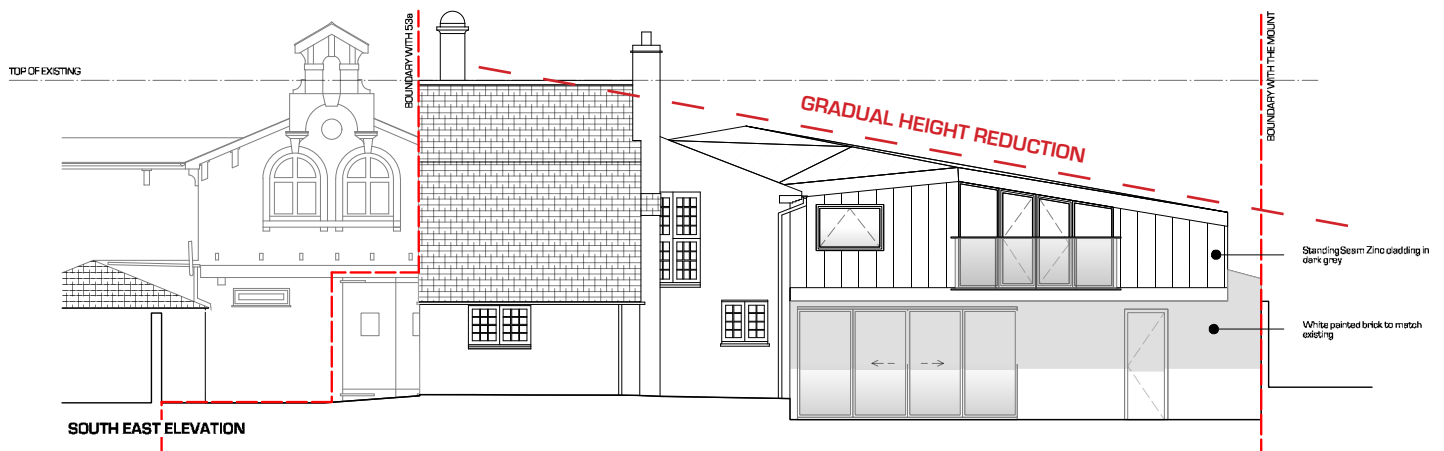
PROPOSED GROUND FLOOR



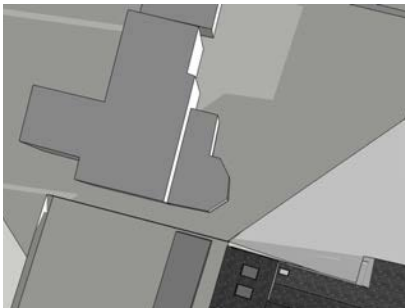
PROPOSED FIRST FLOOR

SCALE

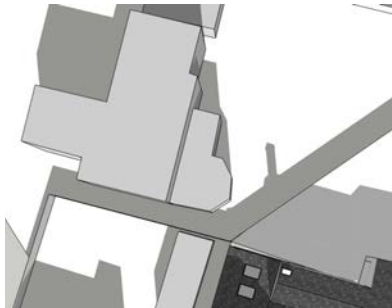
The new development is below the highest existing ridge line of Linden Mews. The proposal has been designed to gradually reduce its height the farther away from the existing. This brings as minimal impact on site, taking into account 10 Lancaster Cl scale also. The scale of the extension has been made according to guidance from the BRE 'Site Layout Planning for daylight and sunlight' which states that a minimum of 50% of a garden area should receive at least two hours of sunlight on 21st March. The impact of the shadow is almost nil compared to the existing cast shadow.



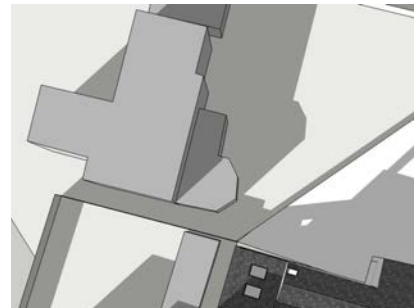
7.00 AM



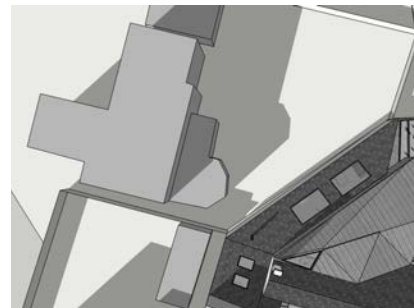
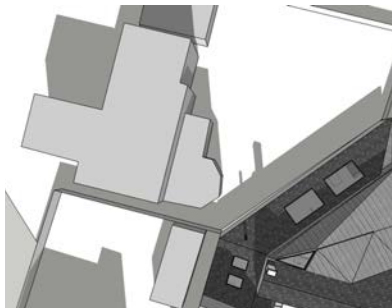
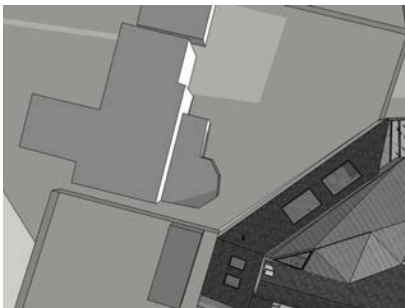
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EXISTING

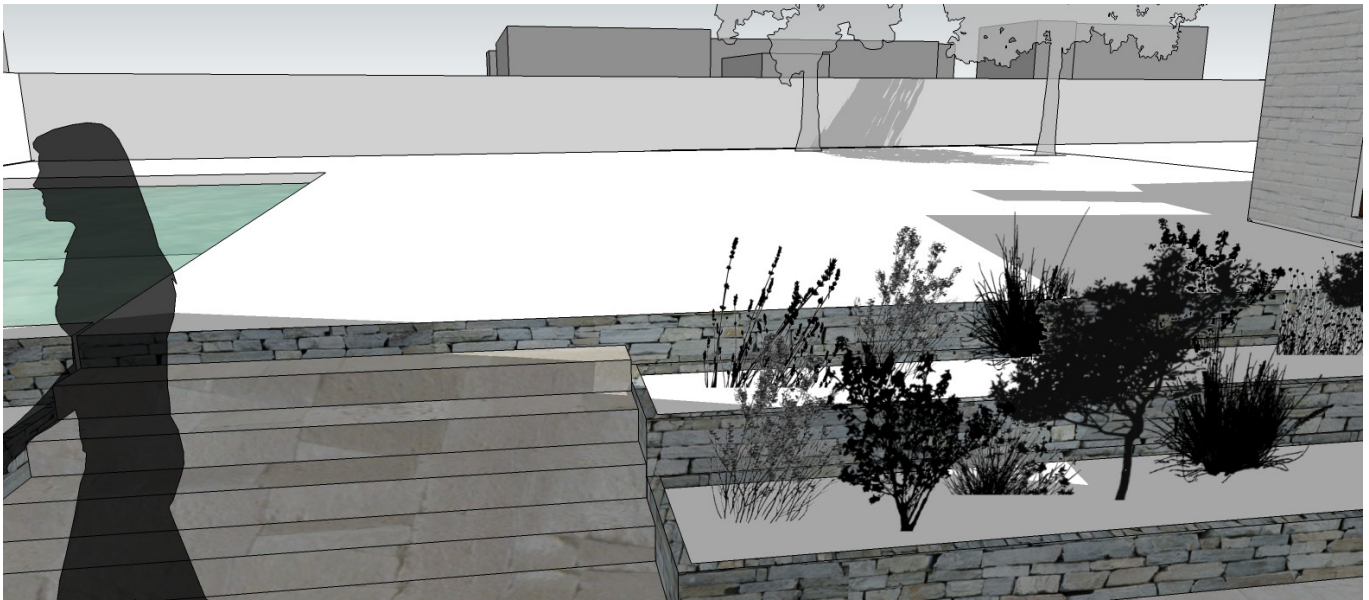


PROPOSED

SHADOW COMPARISON ON THE 21st OF MARCH WITH 10 LANCASTER CL

LANDSCAPING

The proposal will provide a new terrace area protected by the first floor canopy. A planted retaining wall and a plunge pool will highlight the sunken space. This new landscape will bring value and enhancement to the back garden. Two minor trees need to be removed but the remaining ones, of decent size, will provide views protection from the listed building of the Mount conservation area.



3D VISUALISATION OF NEW LANDSCAPE

APPEARANCE

The idea behind the proposal, was to extend the existing lower pitch roof kitchen by keeping the identity and character of the materials. The lower extension thus uses white painted brick walls with slate roof covering. The upper extension has been designed to provide a modern contrast with the existing while staying in line with the character of the site. The use of triangular faceting is a reference to the different pitch roof angles that compose the part of the building. The visual slope of the gradual height reduction makes the development as if it was inherently part of the back elevation. The standing seam zinc cladding presents a modern and embedded contrast to the site. Details such as gutters and fixing would be painted in black as existing.



ZINC / WHITE PAINTED BRICK / SLATE

NEIGHBOUR CONSULTATION

The owners of number 10 Lancaster Close have been consulted and were provided with a set of the drawings. These consultations were positive.