Heritage Statement

Retrospective Application

14 The Mount, Reading RG1 5HL

Heritage Statement

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1.0 Introduction

1.1 This report forms the supporting information seeking approval from Reading Borough Council for retrospective alterations.

1.2 This Heritage Statement has been combined with the design and access statement to avoid repetition

1.3 14 The Mount is a Grade II Listed Victorian dwelling, set within terraces of 8 properties believed to have been built Circa 1876 for the clerks at Huntley and Palmer's Biscuit Factory with the end terrace houses for the foreman.

1.4 The building had an extension in 2007 demolition of the external store, wc and conservatory and replaced with single storey rear garden room extension.

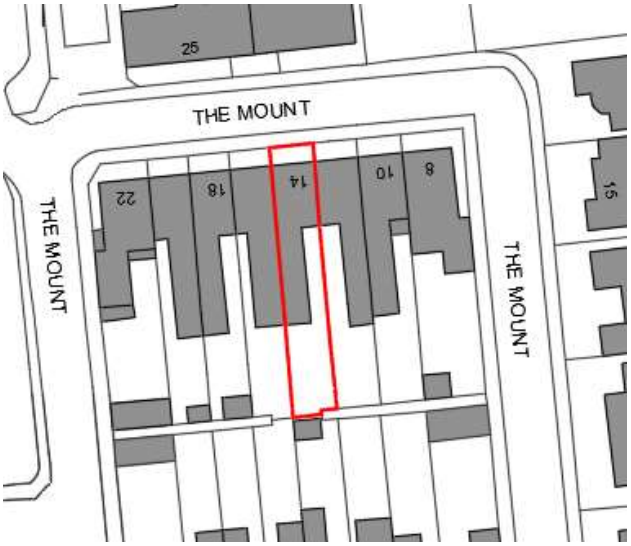

Figure 1 Site Location Plan

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2.0 Heritage Statement

<u>Purpose of this statement</u>

2.1 Legislation relating to listed buildings in conservation area is contained in the Planning (listed Buildings and Conservation Area) Act 1990. Section 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability and preserving listed buildings and their settings

2.2 This Heritage Statement is to assist with the application by informing the decision takers on the effect of the proposed development on the historic environment.

<u>The Site</u>

2.3 The property is a Victorian Terraced located on The Mount

2.4 The property has a Grade II listing

2.5 The building is a two-storey building with loft room providing 3 bedrooms

Figure 2 Floor Plans

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Listed Building

2.6 – (Formerly listed as Nos 8 to 22 (even), The Mount, CHRISTCHURCH ROAD (North Side) GV 2. Circa 1876. A two-storey terrace for the clerks at Huntley and Palmer's Biscuit Factory with foremen's end terrace houses for foreman. Gault brick with white brick bands and chevron moulded first floor brick window arches. Modillion eaves cornice. Slate roof with four principal chimney stacks with cogged capping. Marginally glazed sash windows with bracket cills cast iron flower basket guards.
Nos 10-20 (even) have two windows each, ground floor windows with white and yellow brick flat arches. Paired doorways with bracketed arched entrances and joint gable over with patterned brickwork. Railings and standards retained.

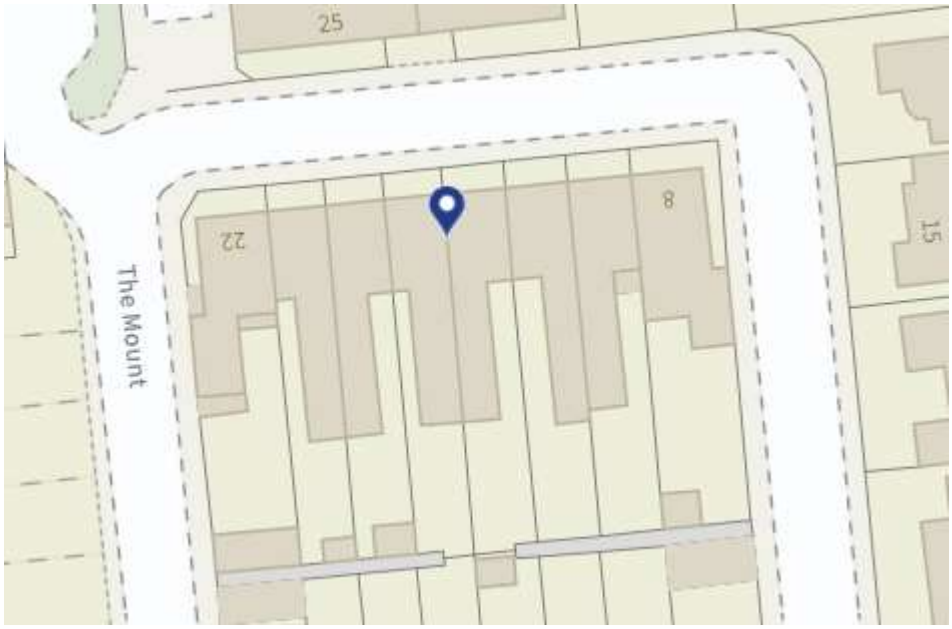

Figure 3 Listings

List Buildings

2.7 Grade II Listed building no 8 - 22 The Mount

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Figure 4 Listings in proximity

<u>Conservation Area</u>

The site is located within The Mount Conservation Area.

Figure 5 Townscape Appraisal Map (Conservation Area Boundary is outlined in red)

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3.0 Planning History

3.1 Access to the Reading Borough Council records are limited for 14 The mount.

3.2 Planning application PL/07/0693 & Listed Building Consent PL/07/0694 was approved for single storey rear garden room extension

4.0 The Development

4.1 The current owners have undertaken a number of changes which they wish to retrospectively apply for planning and listed building permission

Proposed Retrospective Works

4.2 = 1 The installation of standard 940w x 980h velux rooflight within the existing sloping section of roof over the kitchen area to provide provision better natural light to working area

4.3 = 2 Removal of an old floor mounted gas boiler in the kitchen area and replaced with modern more efficient wall mounted within the same space utilising existing pipework.

4.4 = 3 Replacing the porcelain kitchen floor tiles with new lime stone and under floor heating

4.5 = 4 Repair of 2 Number existing sash windows to the first-floor front elevation with new double glazed sliding sash units within existing frames to match existing style

4.6 = 5 Removal of 2 number fire places within the (a) first-floor bathroom and .
(b) second floor loft room during minor refurbishments

4.7 = 6 Removal of a modern Gas Fire within the Dining Room

4.8 = 7 Installation of a timber stud wall to create a dressing room / nursery to first floor front bedroom & formation new opening with concrete lintel over and sliding pocket door from rear bedroom into Nursery

4.9 = 8 Re-configure approx. 800mm section of balustrade on the second-floor landing which enabled a study desk to be installed

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5.0 Design and Access Statement

5.1 the installation of stud partition provided space to create space for initial nursery and subsequent dressing area finished with timber picture rail and skirting to match existing

5.2 The retrospective changes and internal alteration were to provide a more usable kitchen and bathroom facilities for modern family living and the occupants of dwelling and not to detract from the grade II listed building.

Layout

5.3 The alteration is generally cosmetic with the exception of the removal of 2 no fire places and the introduction of the leant to roof velux rooflight and internal partition

Scale

5.4 The listed alterations to create better useable kitchen, bathroom and bedroom space for this 4-bedroom terraced dwelling.

Access

5.5 The existing access arrangements will not change.

5.6 Vehicle access is via on street parking where permit system in place.

6.0 Impact of Development and Conclusion

6.1 The proposed for minor internal alterations with contemporary style rooflight to the existing lean-to side building to provide natural light to the kitchen area

Conclusion

6.2 Although a Grade II listed building the listing relates to external fenestration detailing fronting The Mount, the works forming the application being at the rear side with the exception of the front first floor window repair and replacement sliding sash section and therefore we believe does not have any impact of the listed details and finishes and so not impact on the listed elements.

6.3 The modest proposals will be small in scale, subservient to the existing building, in keeping with the local area, built of appropriate and matching materials and there will be no adverse impact on neighbouring properties.

7.4 it is considered the proposed changes will be of significant benefit to the current and future occupants of the listed building

7.5 Therefore, it is respectfully requested that retrospective Listed and Planning Permission be granted for the works listed within the statement