

Design and Access Statement

Section 19 and Section 73 Planning applications

2787 C402P1 260911

50 Mount Pleasant
Reading
RG1 2TD



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2787 50 Mount Pleasant,
Reading, RG1 2TD

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This Design and Access Statement has been prepared by Hives Architects on behalf of our client, Bloomfield Homes, owner of the site at 50 Mount Pleasant.

This document supports Section 73 and Section 19 Listed Building Consent applications to clear pre-commencement planning conditions associated with Full Planning permission PL/23/1865 and the associated Listed Building consent PL/23/1866. The original applications allow conversion from offices into 4 flats (2x 1B2P, 2x 1B1).

50 Mount Pleasant is an 18C. Grade II Listed Building (list entry 1113541). The property includes 2 main storeys, a partial basement level, roof space with loft storage above, and single storey rear extensions which are more recent.

The main building structure comprises largely of solid masonry walls and timber framed roof with plain clay tiles. The floor structure at ground level is partially timber, above the basement, and has ground bearing paving slabs elsewhere.

The rear extensions are built from varying materials over time, including blockwork, brick and timber frame. The roofing materials included corrugated metal, bituminous felt and thin modern slate. These outbuildings are largely previously removed due to issues with instability, which were discussed with the council at the time.

This application is largely to clear the pre commencement conditions associated with the planning application and LB application, and to confirm that minor changes to layout due to differences in survey and rear extensions are acceptable.

Conditions that are to be cleared with the applications:

- Listed Building consent PL/23/1866
3,7,8,9
- Full Planning permission PL/23/1865
4,6,7,10

The document should be read in conjunction with other information supplied with this application:

Information by Hives Architects:

2787 C401 Planning Letter
2787 C402 Design and Access Statement (this document)
2787 400 Site Location and Block Plan
2787 401 Existing Plans with Alterations to Existing Fabric
2787 402 Proposed Plans
2787 403 Existing and Proposed Elevations
2787 405 Proposed Interior Finishes
2787 407 Proposed Wall, Roof and Floor Types

Information by Heritage Fusion (heritage consultants) - Drawings relating specifically to original fabric

2249-PH01 P1 Front Elevation
2249-PH02 P1 North elevation
2249-PH03 P1 West elevation and Interiors

Information by Build Energy (SAP consultants):

BREEAM Domestic Refurbishment Pre Assessment V2

Information by Bloomfield Homes (client)

Construction Method Statement
Demolition Methodology

Relevant planning applications:

Approved Full Planning Application PL/23/1865
Approved Listed Building Consent Application PL/23/1866

Resubmitted reports from the original application:

Heritage Statement; Structural Engineer's Report;
Below Ground Drainage Specification - Revision A

We were not originally involved with the design of the original planning applications, apart from preparation of one elevation drawing. Our involvement continued with appointment to clear the planning conditions.

We have involved a heritage consultant specialist to ensure we could minimise potential impact to the Listed Building and to advise on improvement and repair required to existing fabric. Please refer to drawings 2249-PH01, 2249-PH02 AND 2249-PH03 By Heritage Fusion for a schedule of repairs and information required to clear condition 3 of the listed building application PL/23/1866.

As we have received an improved survey, small changes were required to the original building fabric:

- Not all chimney breasts and built-in cabinets were shown on the original survey. Internal layouts needed to be updated to match this. With this application, small changes in locations of walls and openings are shown.
- Levels were not provided to rear garden. Stepped access has now been provided to address the differences between the neighbours at No 50 and No 40-48 Mount Pleasant. Rear garden layouts and bin/bike store layout needed minor changes to match this.

Modern rear extensions collapsed partially during the construction of neighbouring 40-48 Mount Pleasant. This means they would need to be replaced rather than renovated.

The approved application permission allows for the removal of the extensions. This allows for reconstruction to provide slightly altered window and door arrangement also;

- New extensions to provide improved thermal performance compared to existing
- Window and door materials are as per approved application
- The new extensions are now proposed to be brick, in line with the same material and bond to match the new party wall, as timber cladding was deemed to be out of character, and less durable. The new brick detail was proposed by heritage consultant in drawing PH02 detail DL-01 North Wall Coping Detail.

- Since the extensions are only single storey, more windows are provided to improve daylight and garden views

Other changes:

- The SVP to the front of the building was rerouted to the side elevation to minimise impact on the front and improve street elevation appearance, whilst ensuring a good SVP connection to the new bathrooms. The new SVP to en-suites at first floor was repositioned to the external face rather than to be internal, to reduce impact on the listed building fabric
- New extract vent locations and penetrations are shown to new bathrooms and kitchens to suit layouts
- The bin and bike store has been improved and has further detail added
- The glazed link was omitted as it would impact thermal performance, fire spread and risk of overheating. Regular and smaller roof lights are proposed instead.
- Secondary glazing. Secondary glazing is proposed to existing windows to provide better thermal performance and reduce noise impact from the street. The glazing is proposed to match the existing window style to minimise impact (sash windows to the front of the property, side hung to the rear, glass panes to align with existing frame). Locations are shown on the proposed plans drawing 2787 402, detail is shown on drawing 2787 407.

We have assessed the proposed minor changes with the heritage consultant and confirmed that there is no greater impact on the heritage assets, and that the original documents prepared for heritage impact and structural assessment are still relevant and sufficient to deal with the proposals.

Some of the changes will improve the heritage impacts, as they are reversible and removable elements

The site is located at the heart of Reading along Mount Pleasant road - a sustainable location, with a wide variety of local amenities and transport links nearby. The street is mostly residential in nature, however there are some educational, leisure and business facilities.

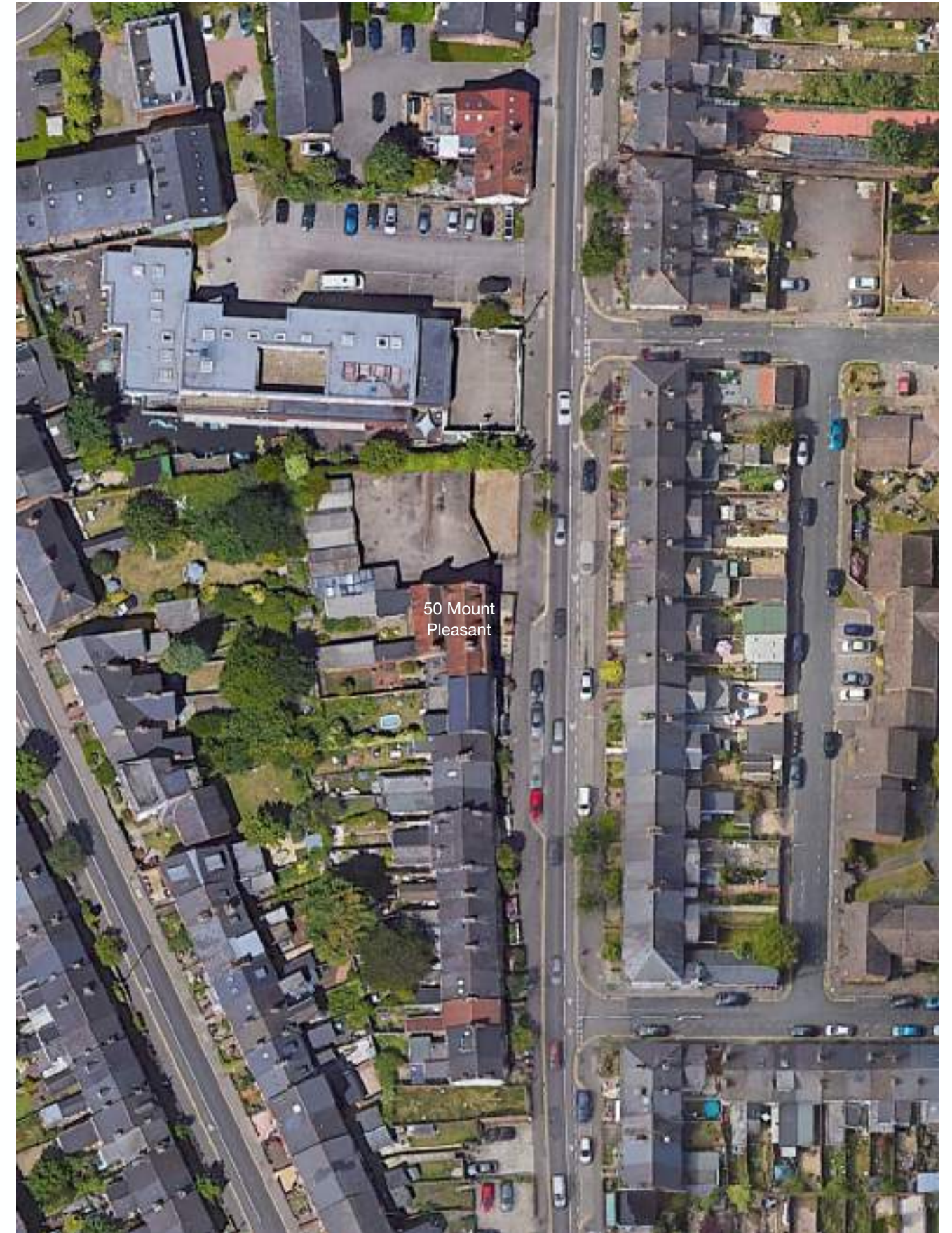
There are numerous public green spaces available nearby for residents to use, including Spring Terrace (350 m), Aveley Walk Play Area (650 m) and Swainstone Road (750 m).

Mount Pleasant is well served by public transport. It is located in Reading Zone Area 2, bordering the Central Core Area.

Reading Railway Station is 15 min walk away, providing a direct link to London.

The nearest bus stop is only 1 min walk away and buses 5, 6, 6a and 7 go past the site. This provides direct links to Northumberland Avenue, Basingstoke Road /Tesco depot/Whitley Wood and Spencer's Wood/Riseley/Hartley Wintney/Fleet, as well as the town centre.

The site slopes from west to east.

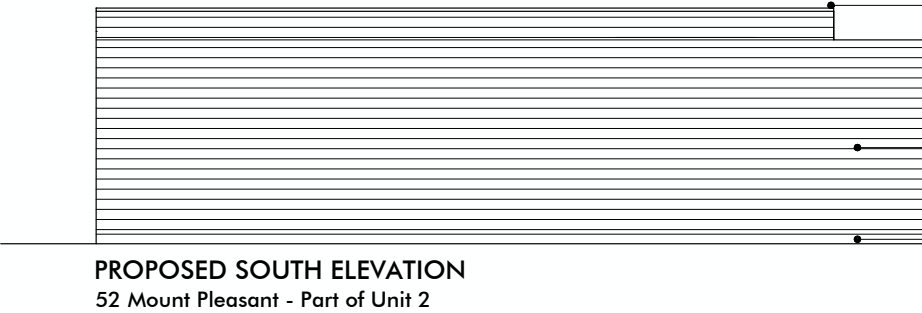
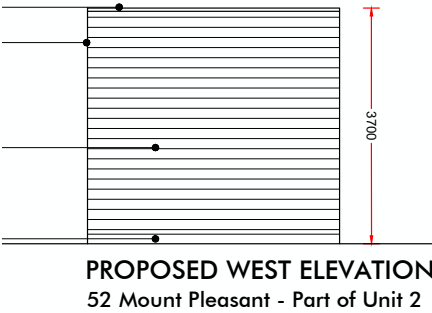
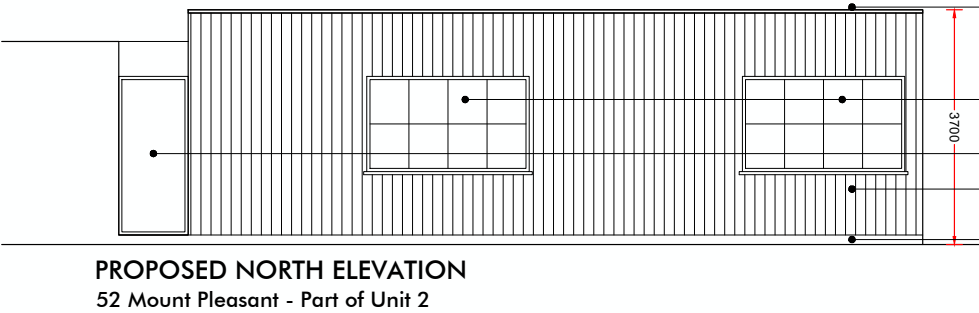
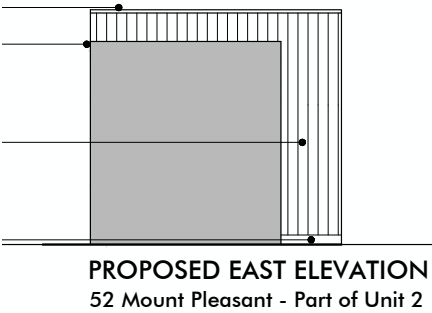
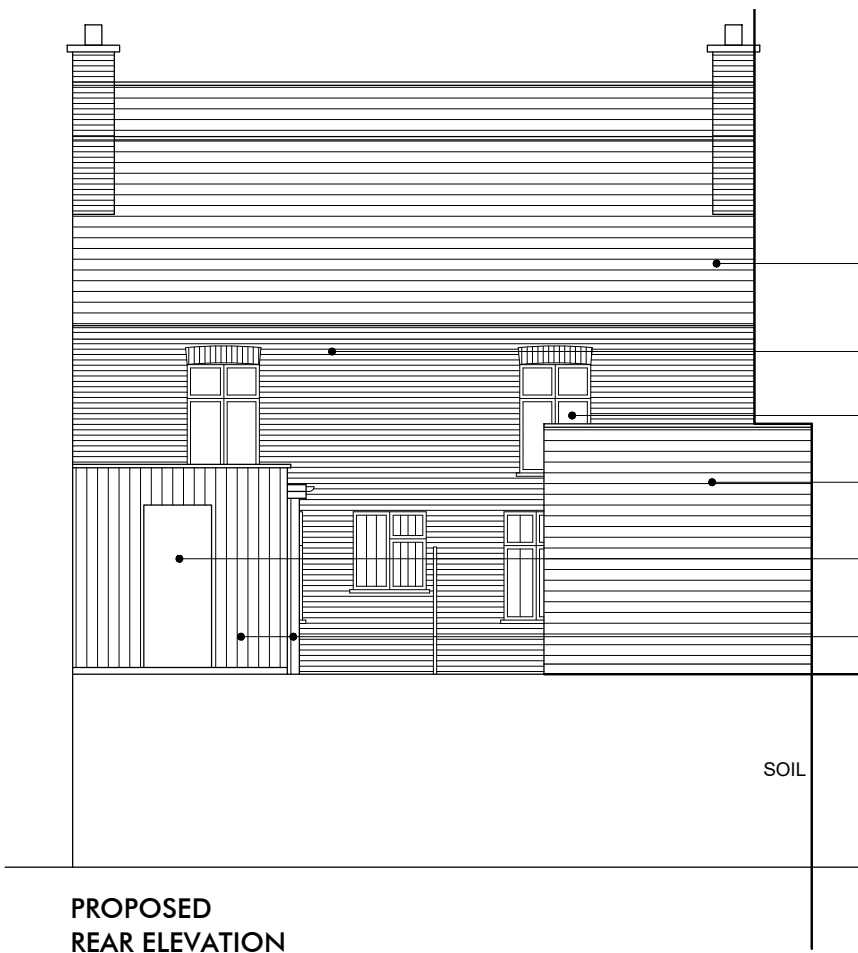


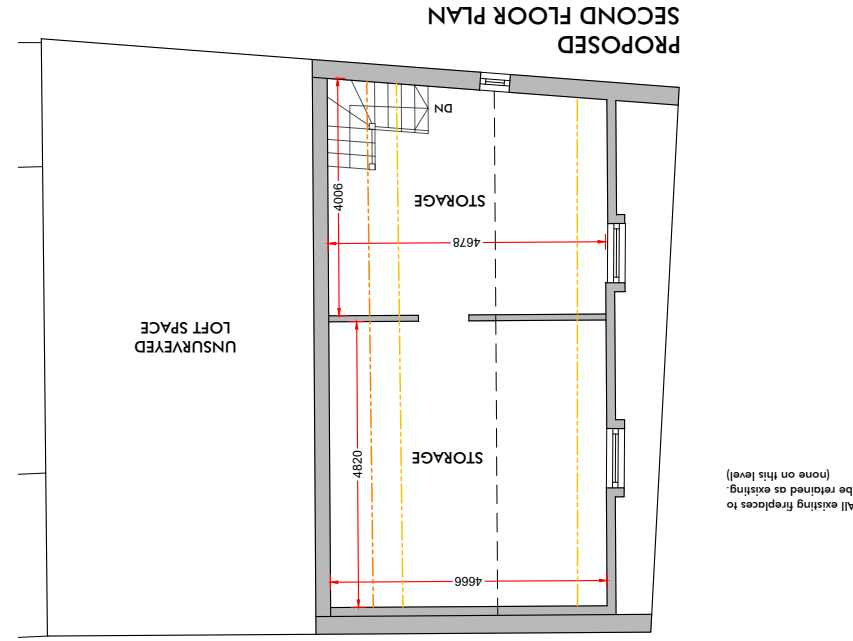
Approved full planning application PL/23/1865 and the associated Listed Building consent application PL/23/1866, allowing to convert the existing building that is currently being used as offices, into 4 flats (2x 1B2P, 2x 1B1).

The original application shows the principle that is being maintained in the new Section 73 application:

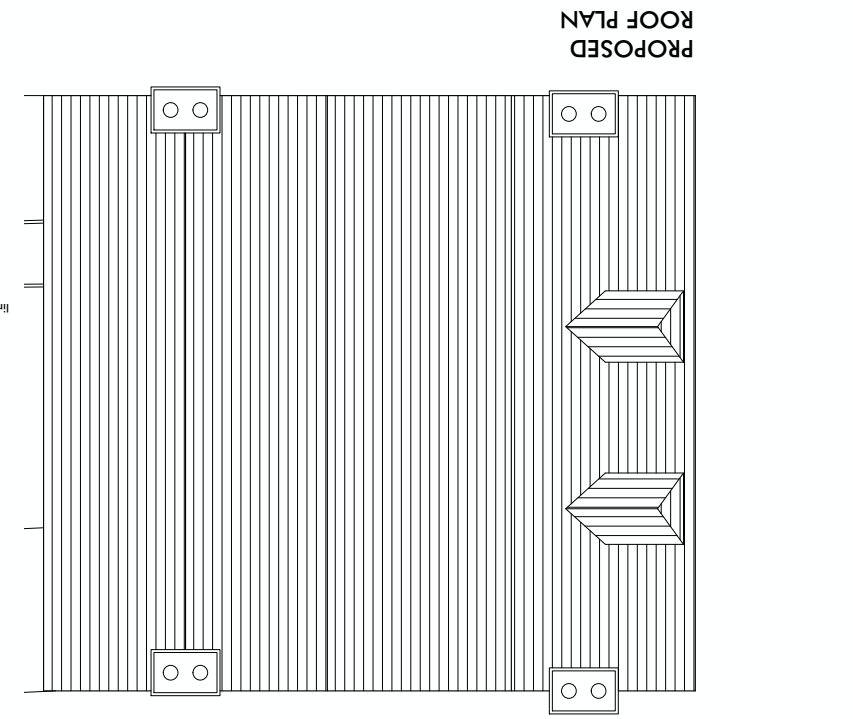
- Basement to be retained
- 2 new 1bed flats to be created at the ground floor
- 2 new studio flats at first floor
- Loft to be retained as storage
- New landscaping to the rear of the property
- New bin and bike store, to be accessed via 40-48 Mount Pleasant

Please refer to original application drawings for detail.

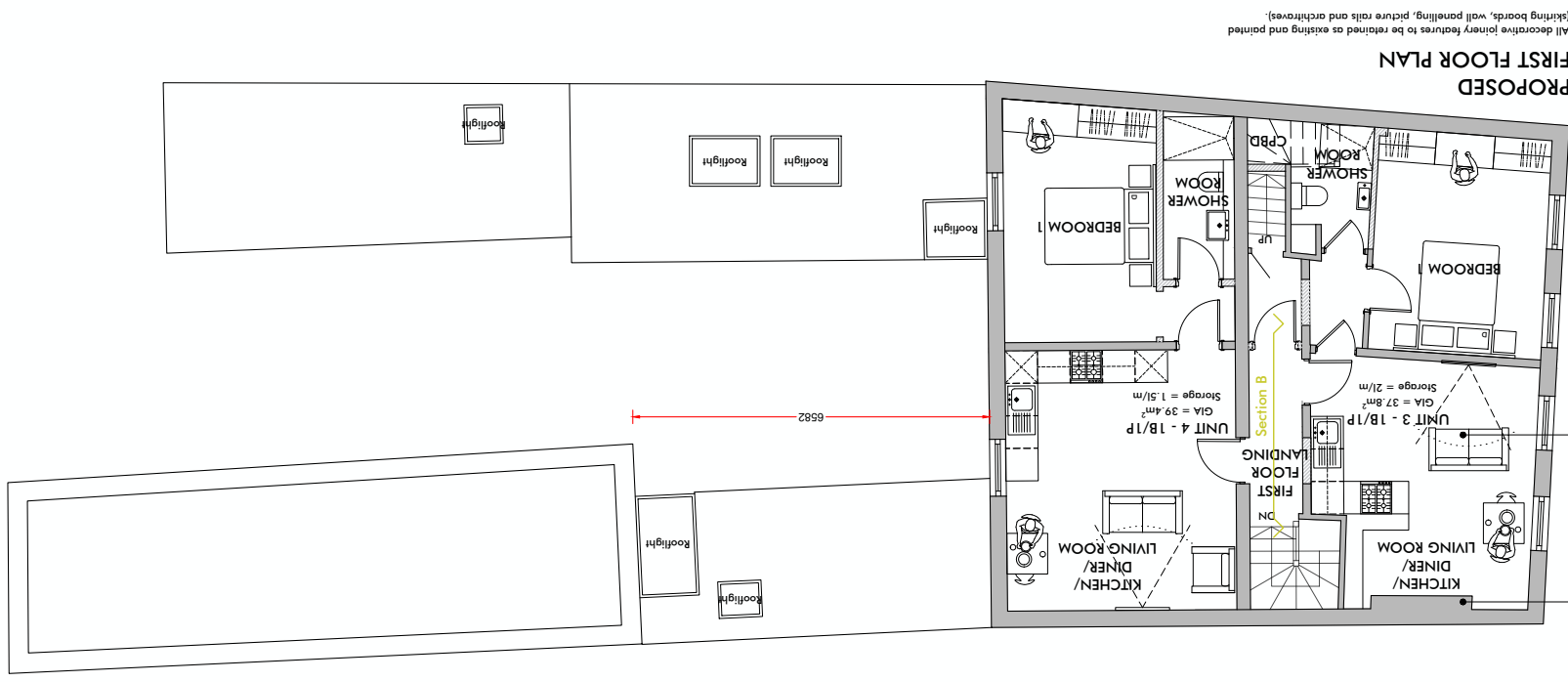




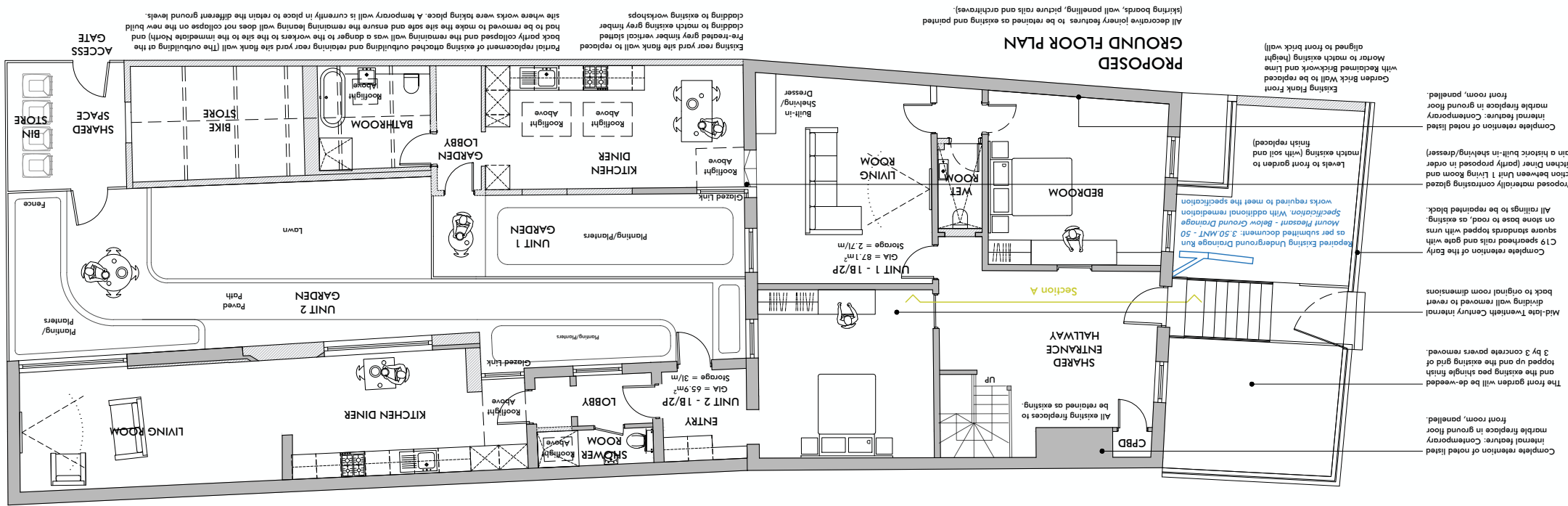
LOFT PLAN



ROOF PLAN

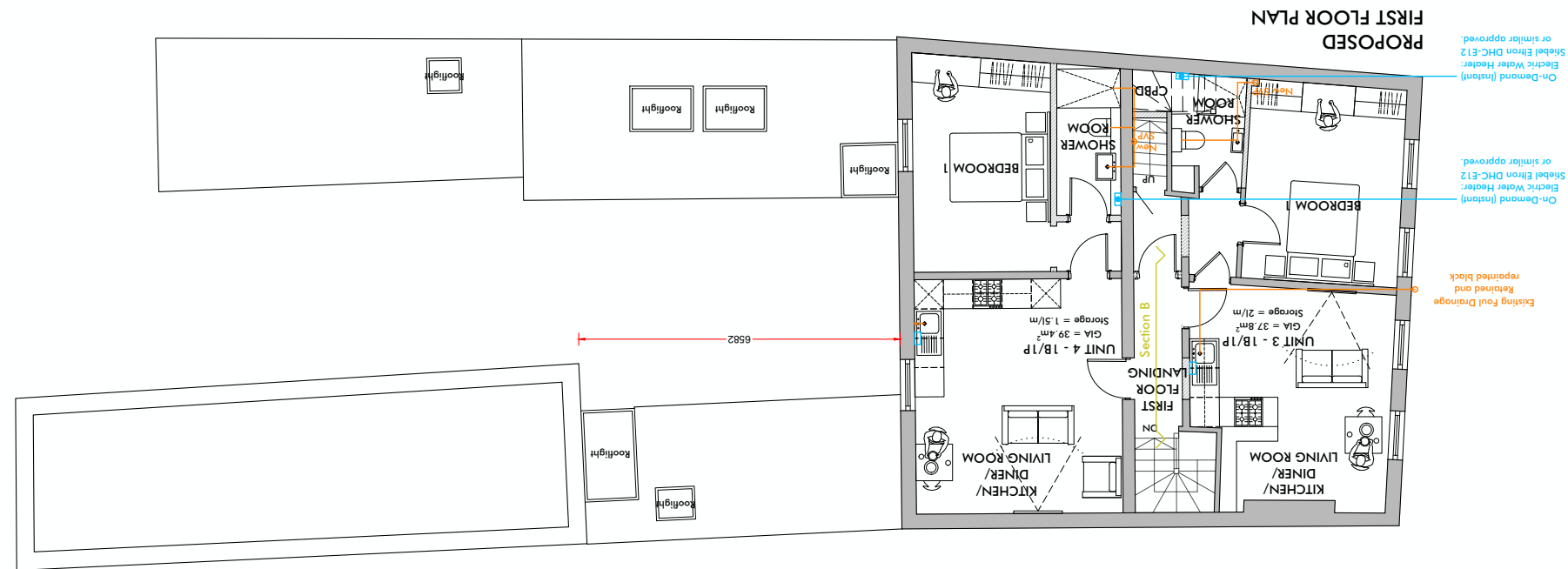


FIRST FLOOR PLAN

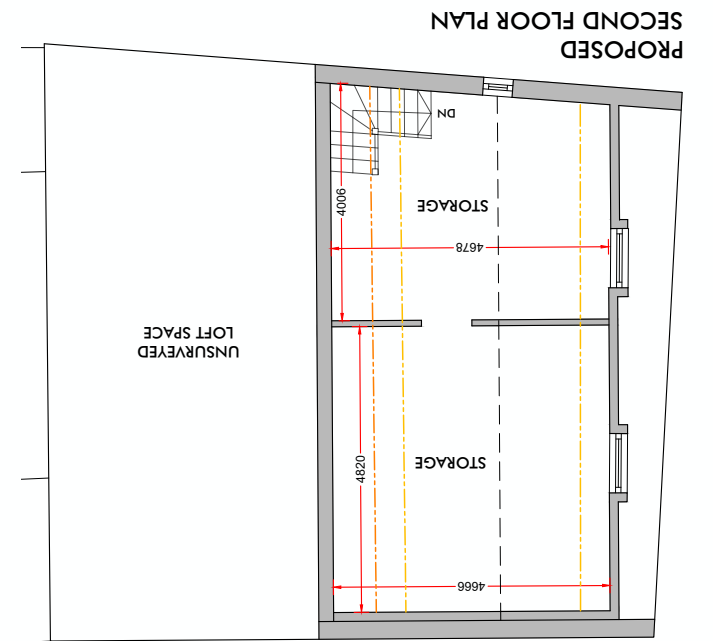


GROUND FLOOR PLAN

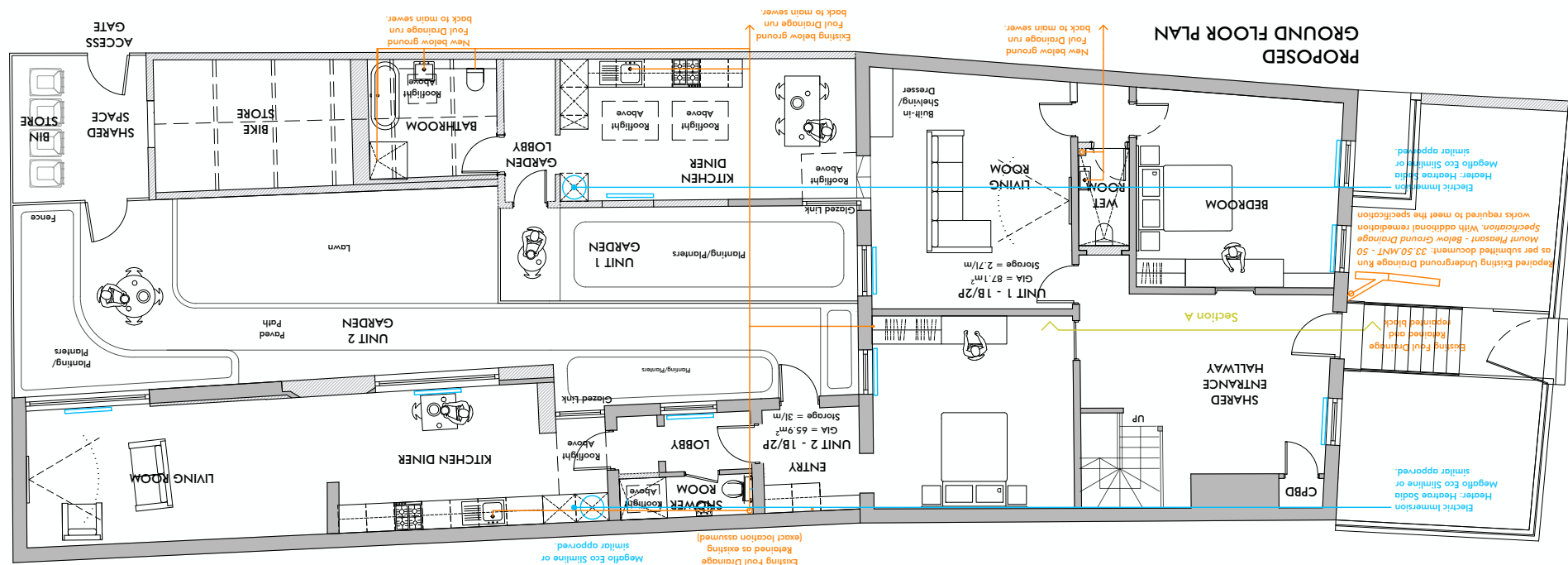
*plans rotated to suit revised plans on the next stage to ease comparison



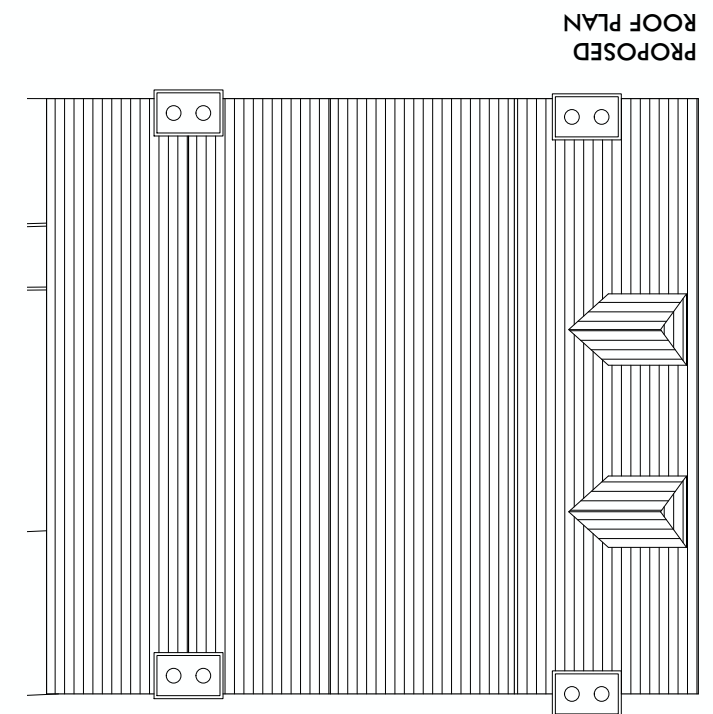
FIRST FLOOR PLAN



LOFT PLAN

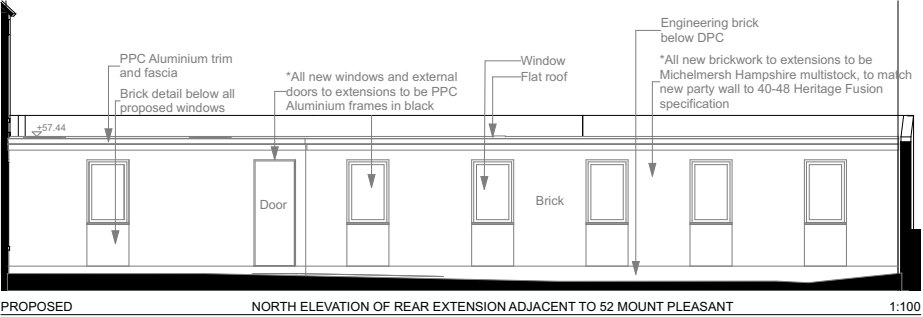
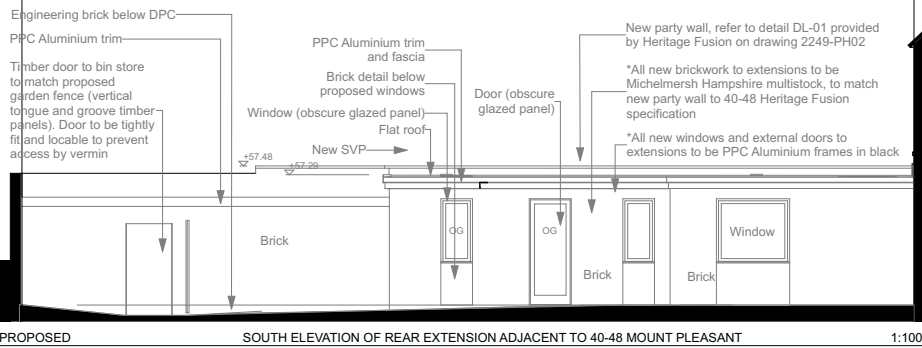
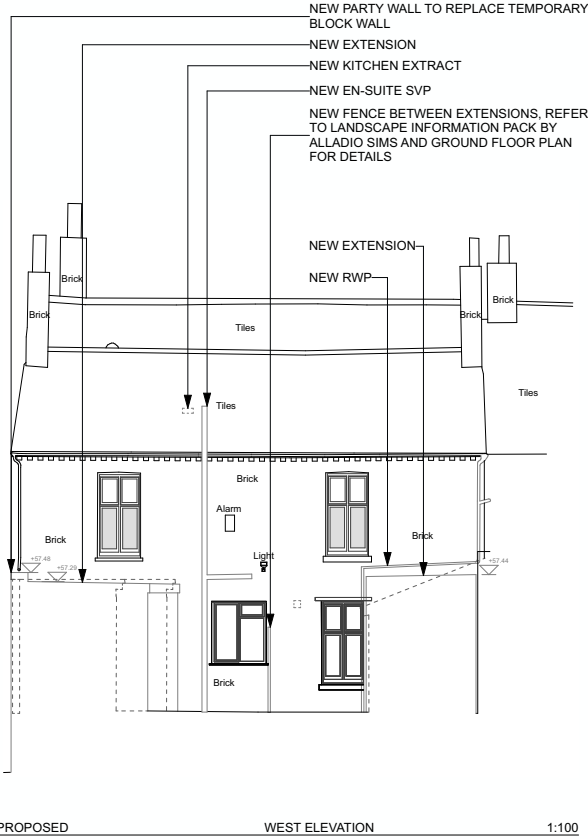
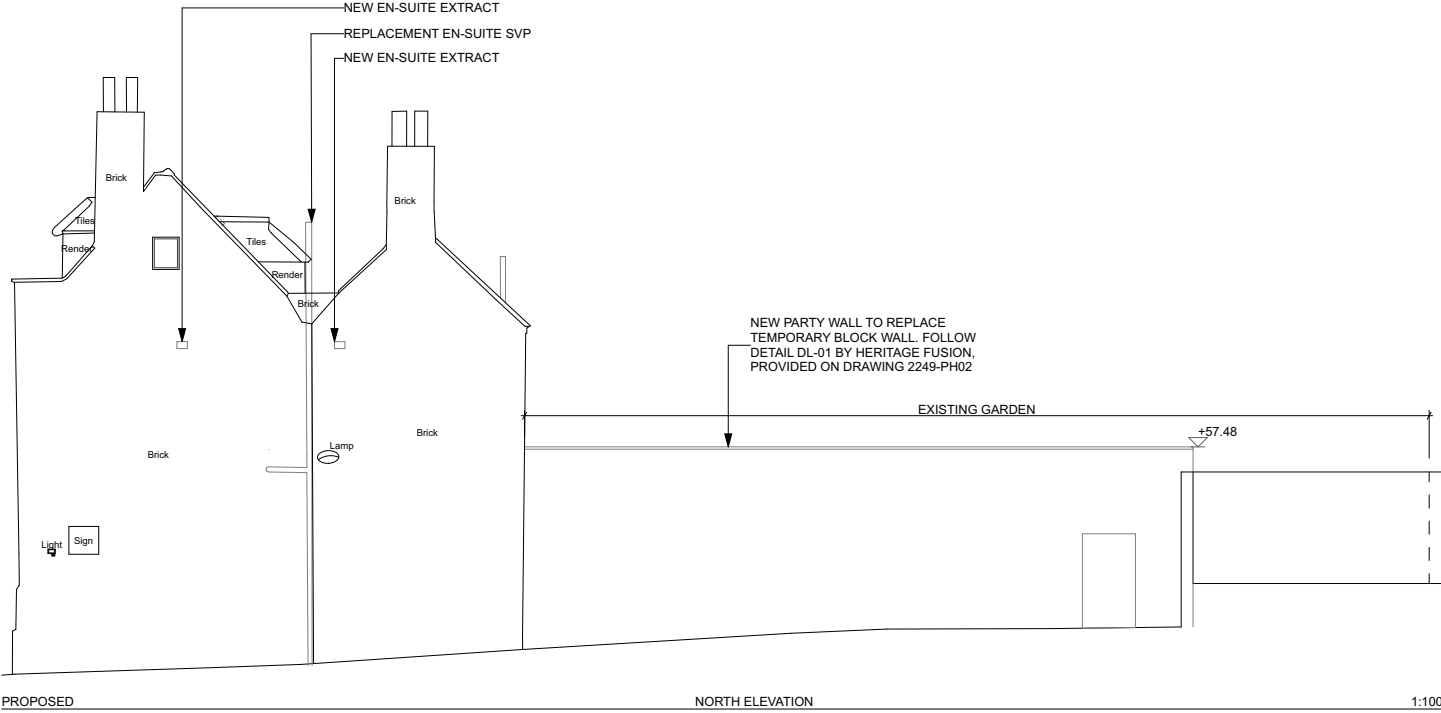
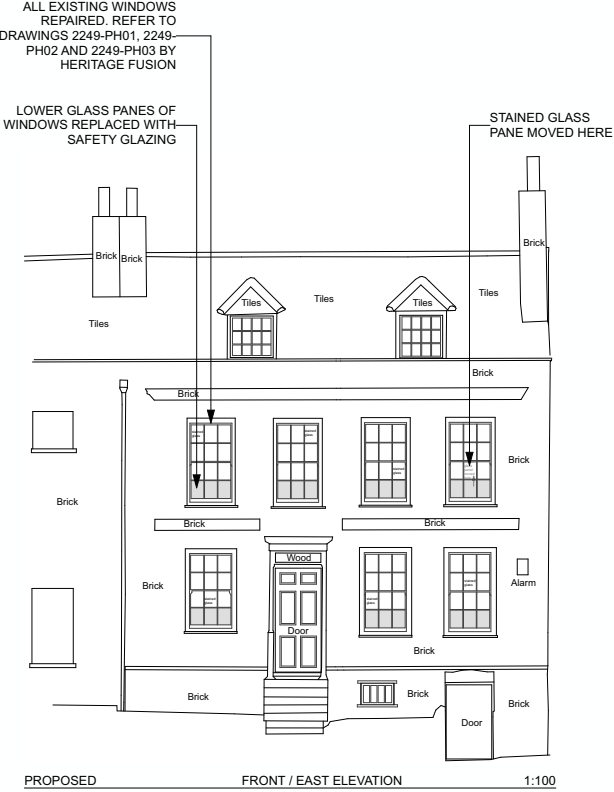


GROUND FLOOR PLAN



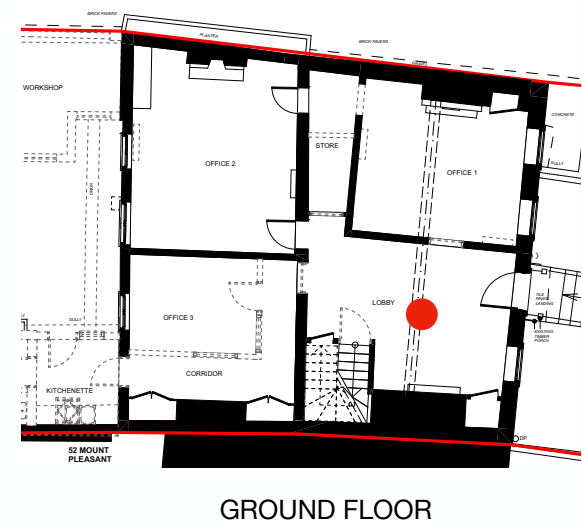
ROOF PLAN

*plans rotated to suit revised plans on the next stage to ease comparison



The annotations to these photographs are based on proposed Planning Application drawings. Please refer to complete drawing set submitted with this application for clarifications and further detail.

Where doors are proposed to be infilled (as per approved application), architraves are proposed to be preserved and the new infill panels would match the existing panelling.



Existing timber panelling to be preserved



Existing chimney breast to be preserved, including timber panelling. Plain lath and plaster ceiling and timber beam above.



Door to be removed and closed off to front room / proposed bedroom to flat 1, as per approved application.



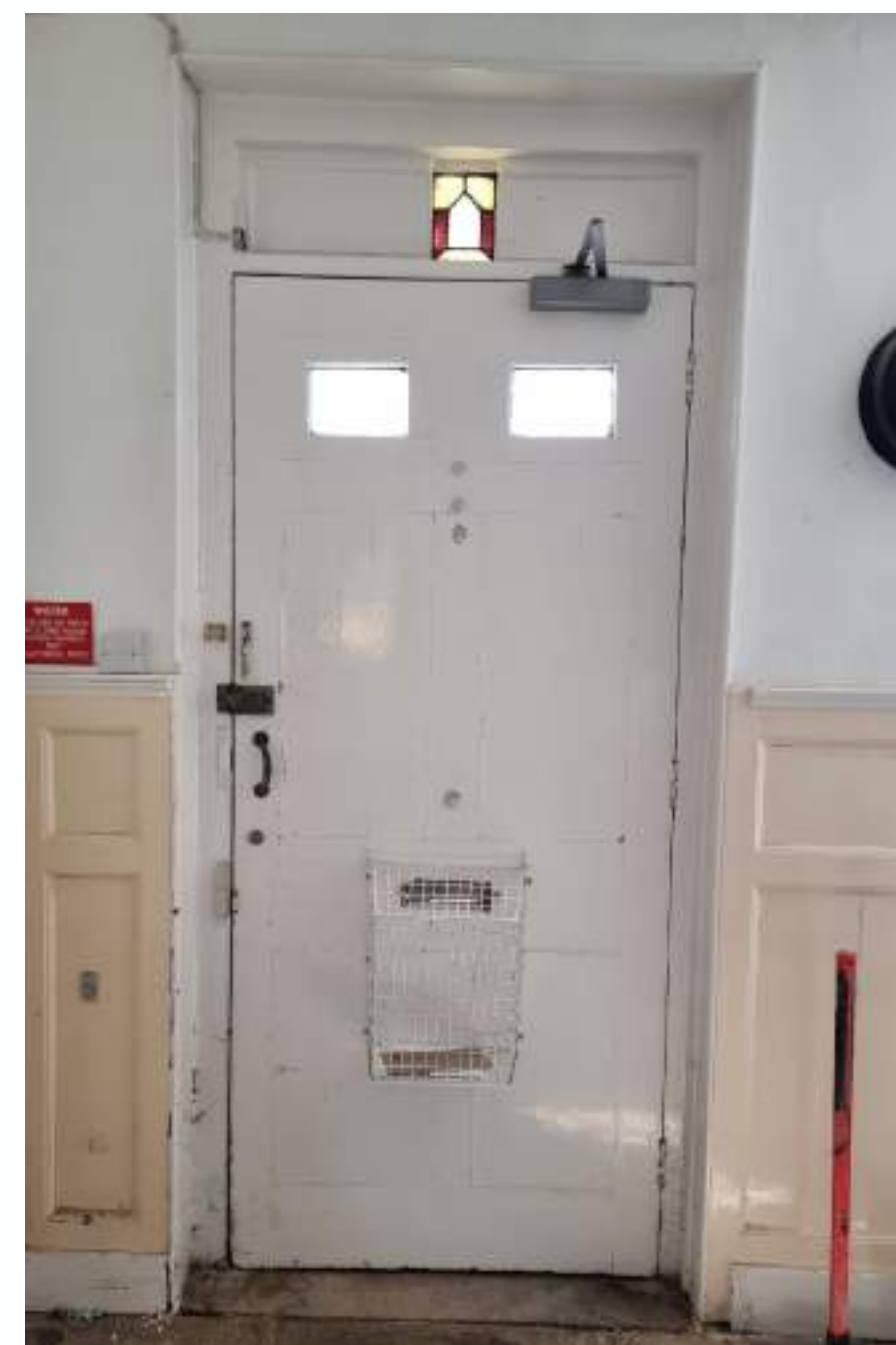
Door to storage to be removed and closed off as per approved application.



Door to flat 2 / existing corridor removed and closed off as per approved application.



Modern door to entrance lobby to be removed as per approved application. Traditional timber panelling to staircase to be preserved.



Main entrance door to be repaired as per heritage consultant specifications on drawings PH01, PH02, PH03



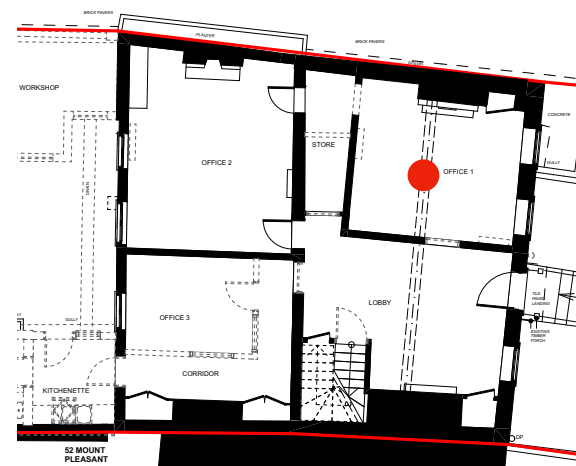
Lath and plaster ceiling to the entrance hall.



Existing stone pavers to ground floor office 2 (proposed living room to flat 2).



Existing panelling to be retained. New door opening proposed as per approved application.



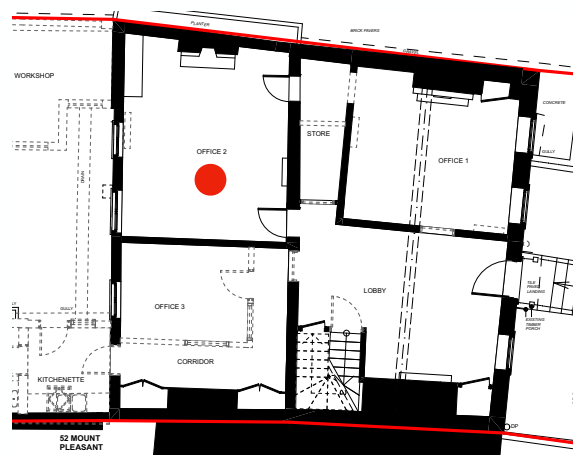
GROUND FLOOR





Panelling, built-in storage and chimney to be retained, modern heater removed as per approval. Existing carpet replaced with modern carpet.

Existing windows. Repairs to all existing windows as per heritage consultant specifications on drawings PH01, PH02 and PH03. Plain ceiling visible above.



GROUND FLOOR



Rear window.



Minimal original features present. Timber detail to ceiling looks modern and of poor quality. Modern timber cabinet and electric heaters to be removed. Tall window removed as per approved application.



Chimney to be retained



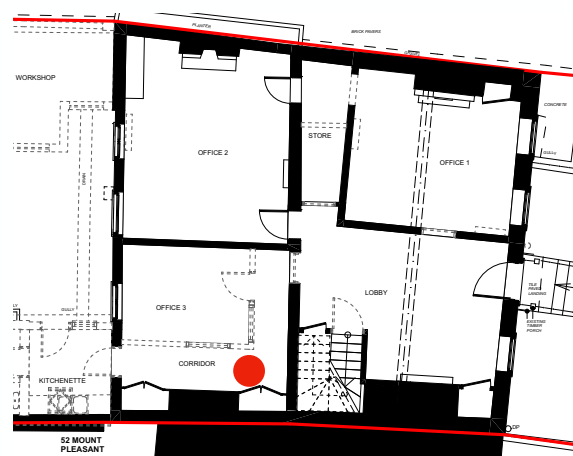
Door to store to be retained.



Inside the store. Shelving proposed to be removed. New access corridor to bedroom and wet room as per approved application.



Door proposed to be replaced with a fire rated door to match, as per approved planning application.



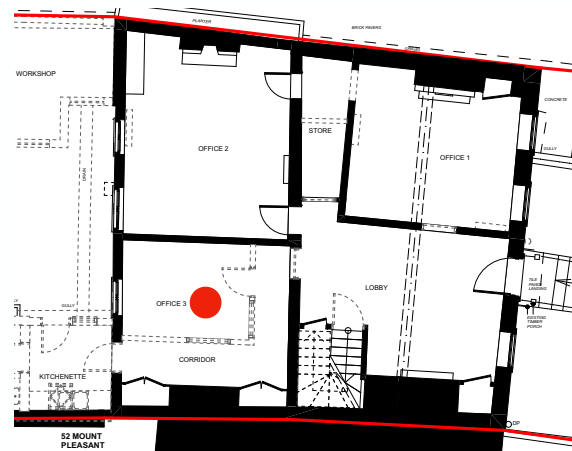
GROUND FLOOR



Panelled storage doors are proposed to be preserved.

Existing ceiling appears to be modern. Existing stone pavers to ground.

Door to be closed off as per approved application. Existing door is modern.



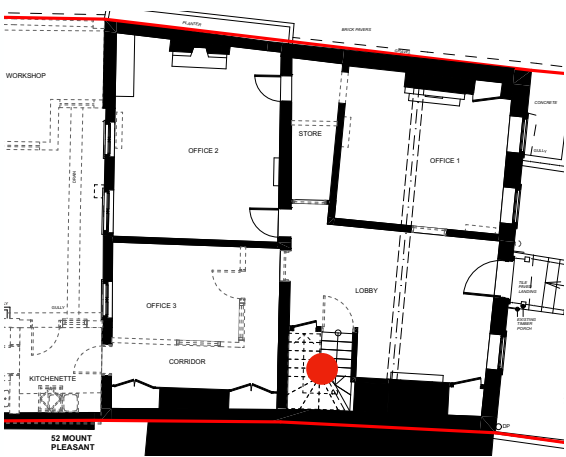
GROUND FLOOR



Modern partitions proposed to be removed as per approved application.



Existing plain walls, ceiling and floor, finishes appear to be modern. Window proposed to be retained.



GROUND FLOOR



Existing stairs to first floor to be preserved and repaired



Timber panelling to the right



Cabinet to the left

LISTED BUILDING PICTURES:
19 EXISTING TIMBER STAIRS AT LOBBY LEADING TO FIRST FLOOR TO BE RETAINED AND REPAIRED

2787 | 50 MOUNT PLEASANT

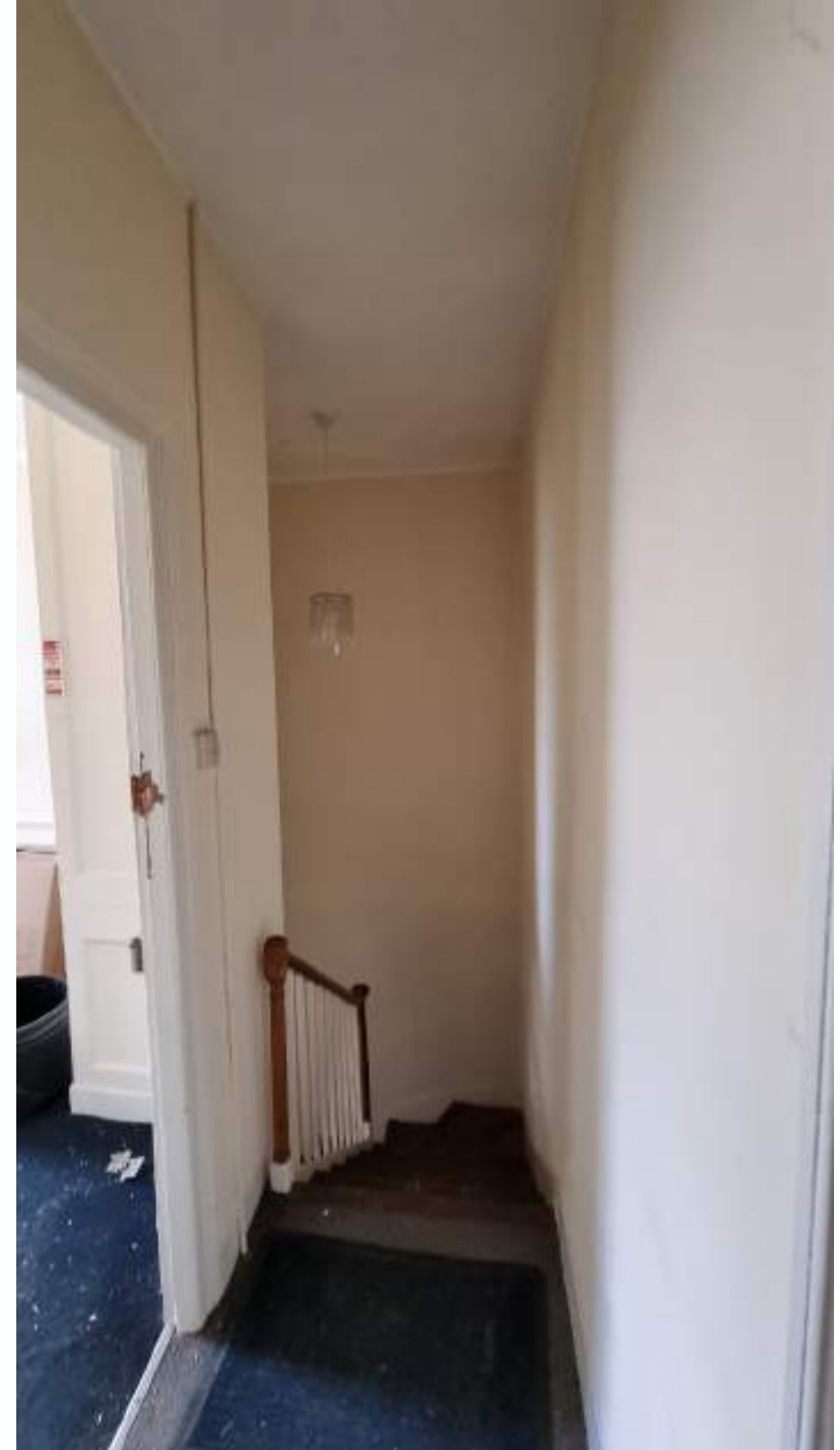
HIVES ARCHITECTS
SINCE 1934



Stairs have modern finishes and skirting. New carpet finish proposed.



Modern door to the base of the stairs to be removed as per approved application.



Plain walls to corridor at first floor. Modern chandelier.



Handrails to be preserved.



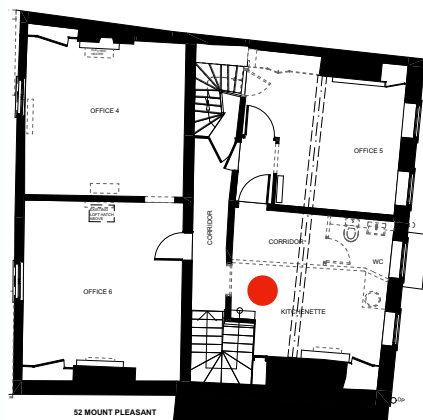
Modern corridor to first floor.



Door to be closed off as per approved application.



Existing carpet flooring replaced with carpet flooring.



FIRST FLOOR



Living room facing corridor with existing panelling. Door closed off as per approved drawings.



Thin timber panel wall to staircase, including small glazed panel.

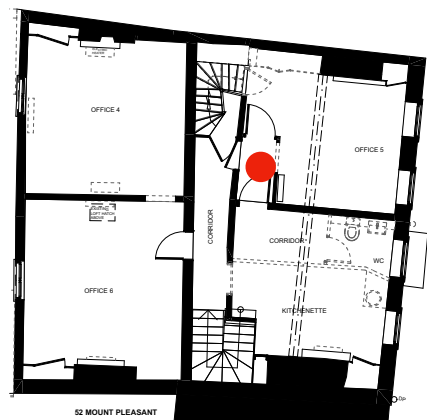


Small built-in storage against the wall



Panelling and chimney proposed to be preserved. Modern heater removed.

Modern kitchenette and modern panel wall to the left to be removed as per approved application



FIRST FLOOR



Timber partition retained, M+E equipment removed.



Existing door retained



Small section of storage cabinets to be removed to install approved en-suite.



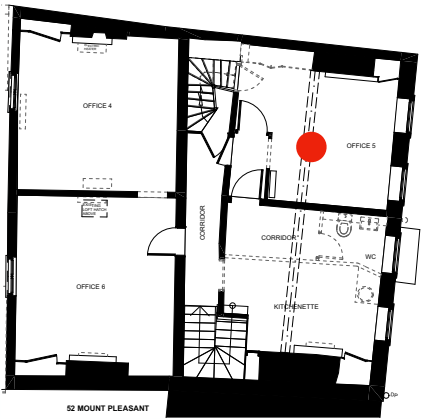
Existing store under loft stairs to be made part of en-suite as per approved application. New independent reversible timber partition proposed to this area.



Full view of the panelling to north wall.



Existing windows to be preserved. Repairs as per heritage consultant specifications on drawings PH01, PH02 and PH03.



FIRST FLOOR



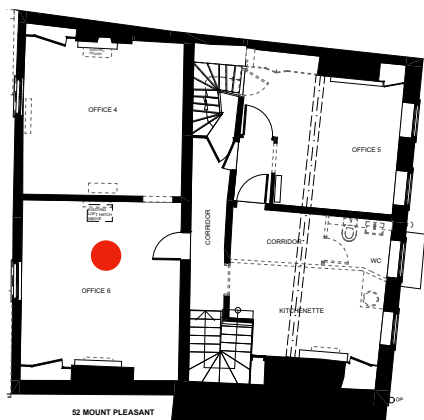
Ceiling to panelling connection



Existing timber floor under modern finishes.



Existing timber panelling to be preserved. Modern electric heater to be removed.



FIRST FLOOR



Existing ceiling, walls and loft hatch.



Existing ceiling and window to be retained.



Existing door to store and chimney breast to be retained. Modern electric heater to be removed.

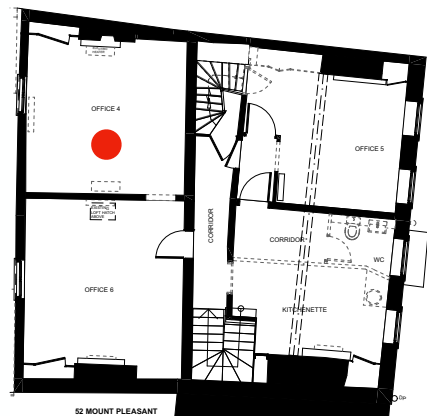


Chimney breast retained, modern heater removed



Wall between flat 4 and corridor - minimal detail





FIRST FLOOR



Door opening infilled as per approved application



Minimal details to walls and ceiling. Modern heater to be removed



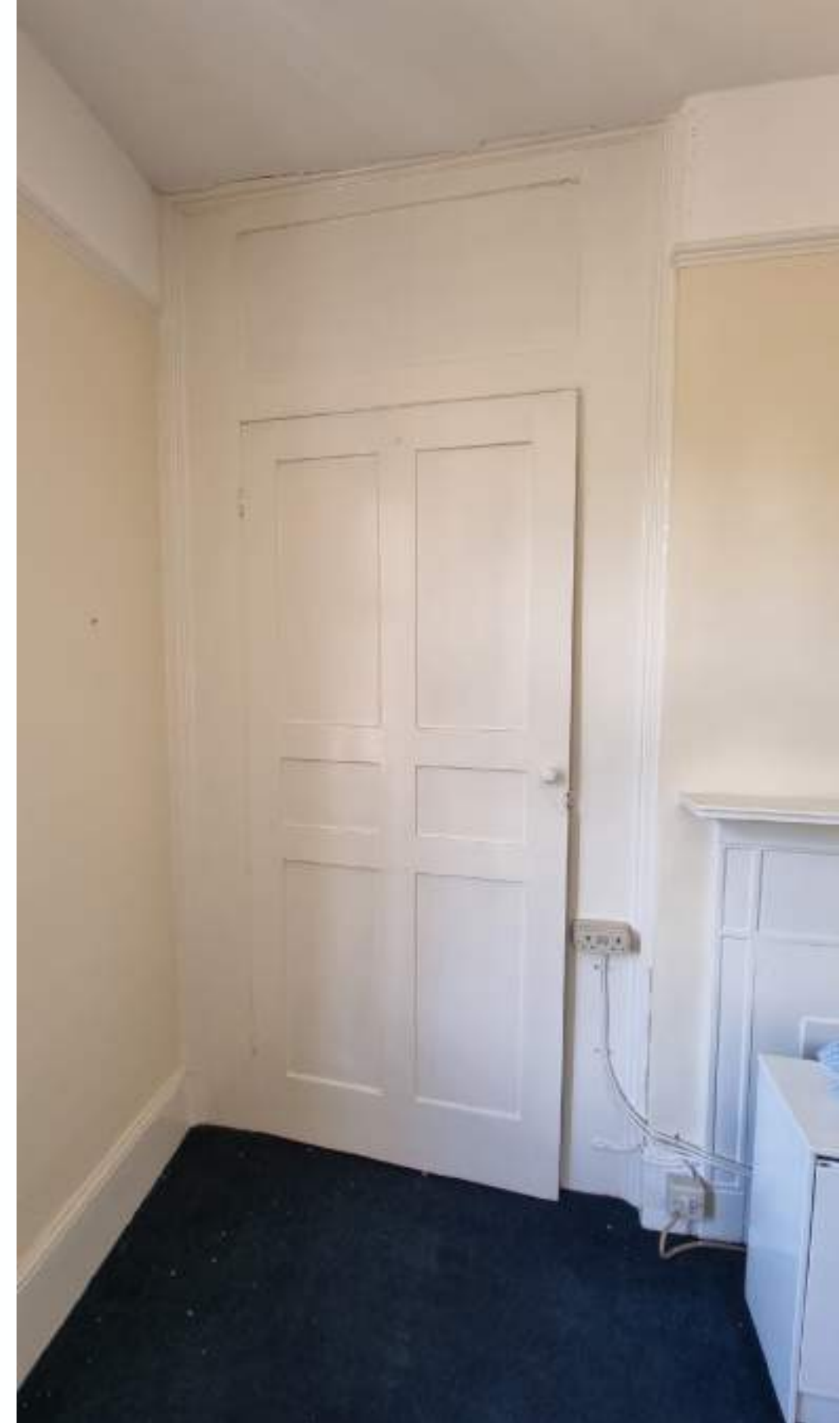
View to window



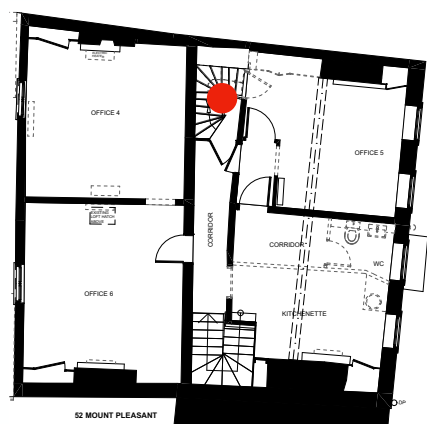
Existing walls to corridor



Existing ceiling and window



Existing built in storage and chimney retained, modern heater removed.



FIRST FLOOR



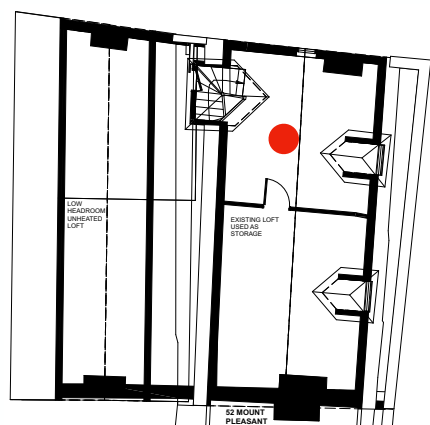
Corridor view - plain walls, minimal detail



Door to loft storage



Stairs to loft storage

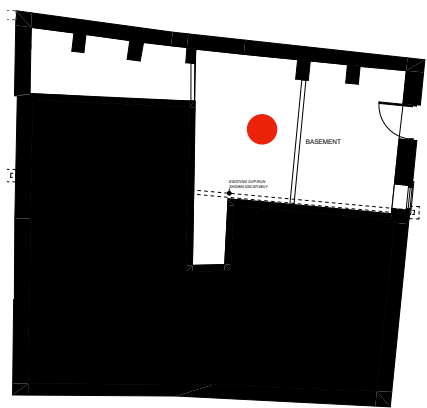


LOFT



Unheated loft used as storage





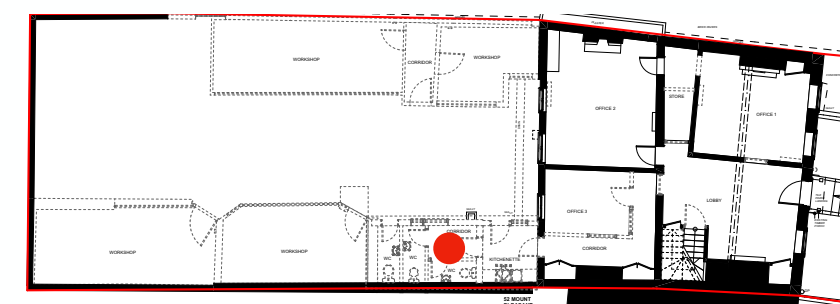
BASEMENT



Remaining wall of mostly collapsed extension to the north - painted blockwork.



Remaining extension to the south. Half brick skin cannot be upgraded, and modern doors and windows and recent roof with rooflight



GROUND FLOOR



Modern WC



Modern kitchenette



Modern doors and minimal detail to only remaining existing rear extension



Pre-collapse modern rear extensions. Please note existing concrete paving, corrugated metal modern roofs, horizontal timber shiplap cladding, modern brick and windows.

To replace these modern poor quality rear extensions would cause no harm to the listed building, compared to the approved scheme.

- These extensions would attach to the main building in the same location as the approved scheme
- Timber cladding would be replaced with a brick mix to match the listed building, which is closer to the original character
- Window and door materials would be the same as per approved application
- They would be of the same height as the approved scheme



The proposal aims to provide further detail required to clear pre-commencement planning conditions.

The proposals show the same principles of layout and use as the previously approved application. The only changes proposed are in order to implement the design, whilst retaining existing ornamental features.

We trust the information provided meets the requirements to allow a swift approval. If any further information is required, we would hope to hear from you soonest, but trust that approval can be obtained via your delegated powers.