



HERITAGE STATEMENT revA

Discharge of Conditions
50 Mount Pleasant, Reading, RG1 2TD

Prepared for: Hive Architects

The purpose of this report is to accompany a planning or Listed Building application to discharge conditions. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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50 Mount Pleasant, Reading, RG1 2TD

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 50 Mount Pleasant, Reading, RG1 2TD

Local Authority: Reading Borough Council

Conservation Area: None

Building Use: Commercial (Offices)

Listing Status: Grade II List entry no. 1113541

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

Discharge of Planning Conditions in relation to PL/23/1865 and Listed Building Conditions in relation to PL/23/1866. This report covers the variations between the approved scheme (covered by the previous heritage report) and the drawings to discharge the conditions and assesses any resultant impact upon the heritage.



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Photo 1 – View of front elevation (east)



Photo 2 and 3 – View of front elevation



Photo 4 and 5 – View of side elevation (northeast)

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Photo 6 and 7 – View of side elevation (north)



Photo 8 and 9 – View of rear elevation (west)

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Photo 10-12 – View of front garden and entrance to basement (north elevation)

Proposed Changes and Assessed Impact:

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Positive Effect	The significance of the heritage asset is enhanced or better revealed.
No Effect	Neutral outcome. The development neither damages nor reveals/enhances the historic value of the asset.
Harm	Any negative impact that diminishes an asset's historic, architectural, or archaeological interest. This can include minor visual intrusions into its setting or reversible physical alterations.
Substantial Harm	The development proposal would seriously affect a key element of the asset's significance to the point where it compromises the main traits that justified the asset's designation in the first place.
Total Loss	Cause the total loss of the significance of a heritage asset.

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

The following outlines the proposed intervention including:

- Revised survey plans to pick up on missing details such as internal joinery, chimney breasts etc: The building has been surveyed to a higher level of accuracy which is reflected in the drawings. Doors closed off and new openings are proposed as per approved application, only their positions slightly shifted due to changes in survey.

Impact upon significance:

Archaeological::No Effect

Historical: Positive Effect – more accurate recording of the property.

Architectural: No Effect

Artistic: No Effect

- Levels were not provided previously for the rear garden. Stepped access has now been provided to address the differences between the neighbours at 50 and 40-48 Mount Pleasant. Rear garden layouts and bin/bike store layout required minor changes to match this.

Impact upon significance :

Archaeological::No Effect

Historical: Positive Effect – more accurate recording of the property.

Architectural: No Effect

Artistic: No Effect

- Modern rear extensions have collapsed partially during the construction of neighbouring 40-48 Mount Pleasant. This means they need to be replaced rather than renovated. The approved application permission allows for the removal of the extensions and this is modern fabric.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect- the rear projections were modern in their fabric and there is no loss of historic fabric as a result of their replacement.

Architectural: Positive effect – the rebuilding of these structures in a more sympathetic materiality and to a higher quality will be of benefit to the Listed Building.

Artistic: There is no loss of artistic detail as a result of the replacement of this structure.

- Changes to window arrangement on the new rear extension- windows are proposed at a more regular arrangement, to improve daylighting levels and space planning.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect- the rear projections were modern in their fabric and there is no loss of historic fabric as a result of their replacement.

Architectural: Positive effect – the rebuilding of these structures in a more sympathetic materiality and to a higher quality will be of benefit to the Listed Building.

Artistic: There is no loss of artistic detail as a result of the replacement of this structure.

- Increase to the proposed wall thickness on the new rear extension since the walls needing to be rebuilt need to comply with Part L of the Building Regulations as new fabric.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect- the rear projections were modern in their fabric and there is no loss of historic fabric as a result of their replacement.

Architectural: No effect

Artistic: No effect

- Changes to external wall finish to the new extensions - brick now proposed instead of timber cladding. brick to match new party wall and existing listed building. timber cladding was deemed too modern and omitted.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect- the rear projections were modern in their fabric and there is no loss of historic fabric as a result of their replacement.

Architectural: Positive effect- the proposals use a more sympathetic brick rather than introducing an additional material to the site.

Artistic: No effect

- The SVP to the front of the building was rerouted to the side elevation to minimize 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.

Impact upon significance :

Archaeological::No Effect

Historical: No Effect- the svp is modern.

Architectural: Positive effect- the proposals remove an unsympathetic modern addition from the prominent front elevation, giving overall visual benefit.

Artistic: No effect

- New extract vent locations and penetrations are shown to new bathrooms and kitchens

Impact upon significance:

Archaeological::No Effect

Historical: No Effect

Architectural: No Effect. The vent locations have been carefully considered for minimal architectural impact,

Artistic: No effect

- 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.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect

Architectural: Harm. ~The harm is however minimal and when balanced against the thermal and fire enhancements the addition of the glazed link seems unjustified given the low status of the rear elevation.

Artistic: No effect

- Secondary glazing. Secondary glazing is proposed to existing windows to provide better thermal performance and reduce noise impact from the street. Secondary glazing is a reversible intervention. 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.

Impact upon significance:

Archaeological::No Effect

Historical: No Effect

Architectural: No effect

Artistic: No effect

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- Change in ensuite shape in Flat 3. Adjusted to reduce impact upon historic fabric following more accurate survey data. All new partitions to be timber and cut around existing detailing to be reversible in nature.

Impact upon significance :

Archaeological::No Effect

Historical: Positive Effect – reduced impact upon historic fabric.

Architectural: No Effect

Artistic: No Effect

Conclusion

Overall the adjustments are minor and come about largely as a result of an improvement in accuracy rather than a fundamental change to the designs. The improved recording of the building is welcomed.

Minor changes are focused on the rear projections which are modern in their nature and there is no resultant heritage harm as a result of the changes. Many of the changes for example the switch from timber cladding to brick and the relocation of the SVP from the front elevation are welcomed as having a positive effect to the architectural significance of the building.

Under the new NPPF development proposals which would have a positive effect on a designated heritage asset should be supported by the local authority as is the case here. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed. The building at present is unoccupied and derelict and the reestablishment of functional purpose is of long term heritage benefit. The councils support for this application is critical for the survival of the building.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 17/06/26