

Heritage Design and Access Statement 36 Albion Terrace

April 2 2020

Structural Repairs and Specialist Services Ltd.

Authored by: Anna Stevens



STRESS
Heritage Engineering

Client	Albion Place (Reading) Ltd.
Client Address	36 Albion Terrace, London Road Reading RG1 5BG
Survey date	13th February 2020
Carried out by	Anna Stevens <i>Heritage Consultant</i> Hayley Dominy <i>Sedgwick Design Office Technician</i>
Photographs	All photographs and images unless otherwise stated are by Anna Stevens and Hayley Dominy.

Document Status & Signatures

Document Status

Document Reference –

Issue Date	Version	Rev
02.04.2020	V1	00

Signed on behalf of Structural Repairs and Specialist Services Ltd (SUK)	
Prepared by:	Anna Stevens <i>MSc Building Conservation</i>
Reviewed by:	Simon Collis <i>Senior Engineering Manager</i>

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Introduction

This Heritage statement and design and access statement has been prepared in relation to proposed works to a first floor flat, 36 Albion Terrace, London Road following an insurance claim relating to water damage from the flat above which resulted in foul water flooding the ceiling, floor and walls within the building.

Pre-application advice was sought in relation to this claim on 5th February 2020 a site visit was undertaken with the local authority Planning Officer and local authority Historic Buildings Consultant.

This Heritage Statement should be read in conjunction with the accompanying Design and Access Statement, plans and supporting documentation and seeks to obtain consent to carry out those repairs.

Heritage Impact Assessment

The Property



FIGURE 1 - AERIAL VIEW OF ALBION TERRACE

The first-floor flat is contained within Albion Terrace (Albion Place) which is designated as a Grade II* listed building. The Terrace is a substantial Georgian building occupying a prominent location on the London Road within the Kendrick Conservation Area of the City.

The listing details and is described as: -

LONDON ROAD 1. 5128 (North Side) Nos 45 to 65 (odd) (Albion Place) SU 7273 7/157 SU 7272 9/157 22.3.57. II GV 2. Circa 1825-35 by Richard Billing, local architect/builder. 3 storeys, attic and basement. Stucco, channeled ground floor. String under 1st floor windows, moulded*

cornice with parapet which has balustraded panels over windows. Slate roof. A good symmetrical terrace with 2 end houses projecting slightly. Each house has 3 semi-circular headed dormers, some with radiating glazing and 3 ranges of glazing bar sash windows, end houses have architrave and cornice to centre 1st floor windows. Round headed windows on ground floor with radiating glazing and segmental headed recessed doorway; 6 paneled doors with Greek Doric fluted columns supporting Greek Key pattern; radiating fanlight overall. Contemporary cast iron rails to areas and steps. Carriage sweep in front with pairs of paneled pyramidal-capped stone piers at each end.

Listing NGR: SU7218872994 (Historic England, 1957)

Context

Historical Context

London Road is one of the main arterial routes into the city, a historic road that features in the John Rocque 1761 Map of Berkshire. The Terrace was constructed in the early C19th by the prominent local architect and builder Richard Billing II, a typical example of Georgian residential architecture.

Aesthetic Context

The grandeur of Albion Terrace enhanced by the carriage sweep at the front elevates the aesthetic quality of the building. Care has been taken to maintain the street presence of the terrace and in doing so its contribution to the area.

Communal Context

The communal context of the terrace is largely due to its visual presence and the contribution it makes to the London Road and the way in which it relates to buildings of a similar age. The connection to the Billing Family enhances the communal context of the Terrace and the influence of developments within Reading.

History and Development

History

The Terrace was originally constructed as a row of individual dwellings each with its own entrance on London Road with garden plot extending to the rear. The mews road to the rear housed coach houses and stabling for the individual properties. The mapping indicates 12 dwellings although documentary descriptions of the Terrace describe it as being 11 dwellings.

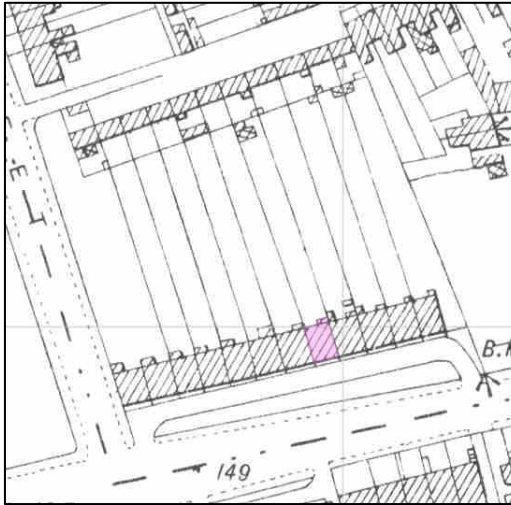
By 1958 the mews buildings had been demolished and mapping indicates that there were two playgrounds occupying the area. By the late 1980's the properties had largely been divided into 102 individual units: in 1990 in a joint development by Thomas Homes and Trencherwood Homes. Greys court was created where the carriage access would have been located and this land developed in order to create further residential homes. The gardens to the rear of the Terrace were lost to create suitable parking for the increased residential units.

Documentary evidence of the development

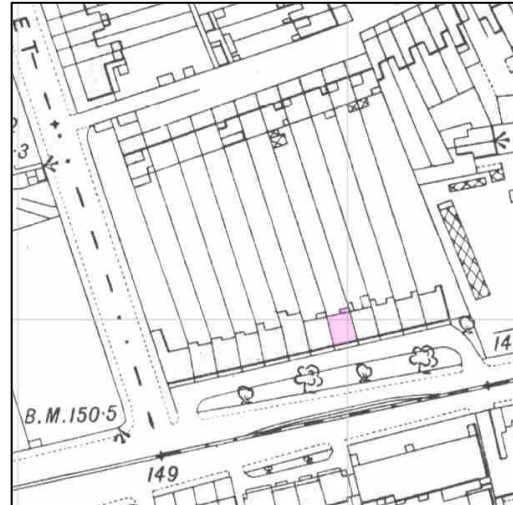
The main documentary evidence for the development of the can be seen in historic mapping.



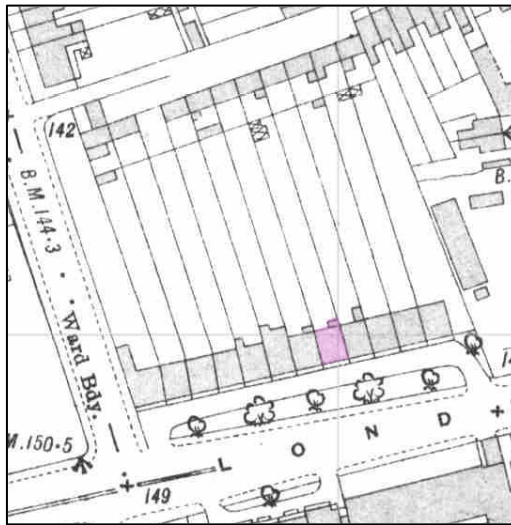
FIGURE 2 - ALBION TERRACE 1879 - COUNTY SERIES 1:2500 (BLACKWELL'S MAPPING SERVICES, 2020)



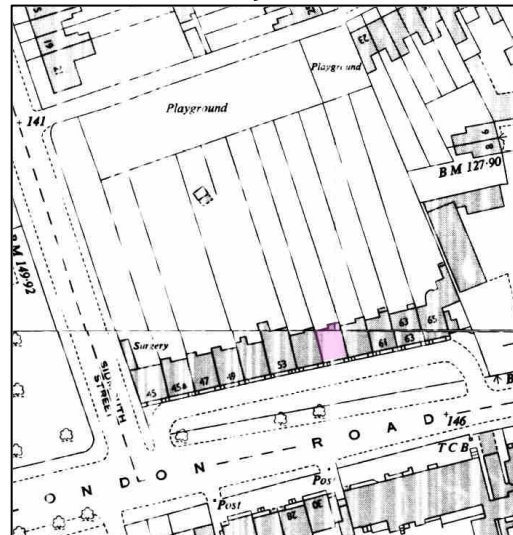
1900



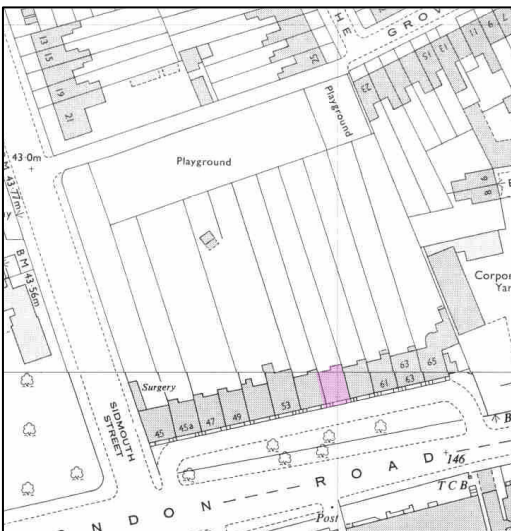
1912



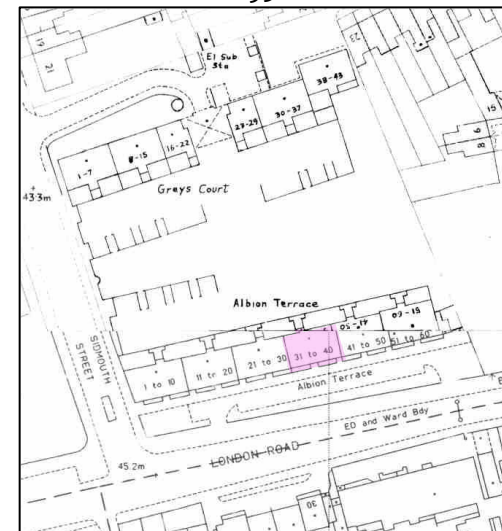
1931



1958

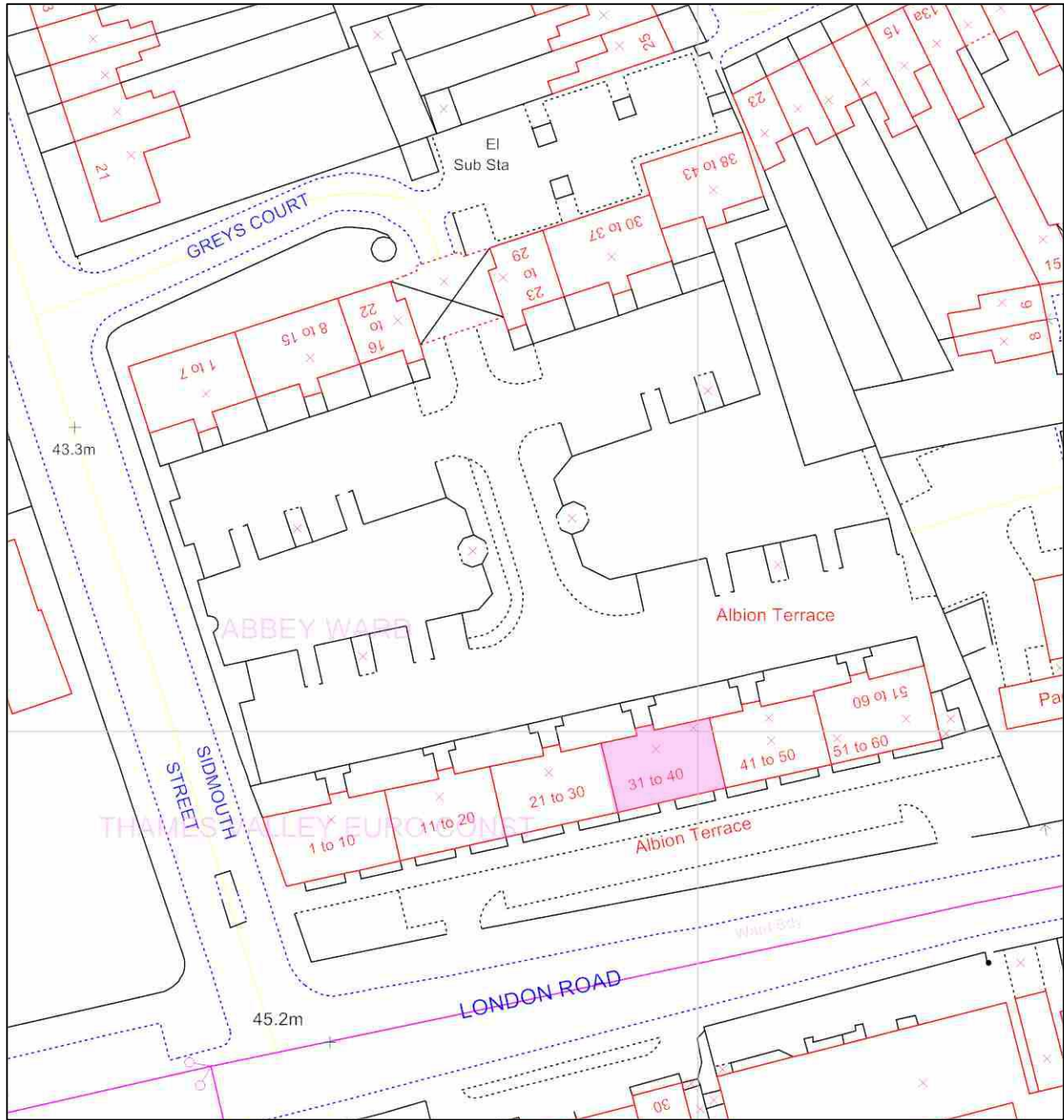


1971



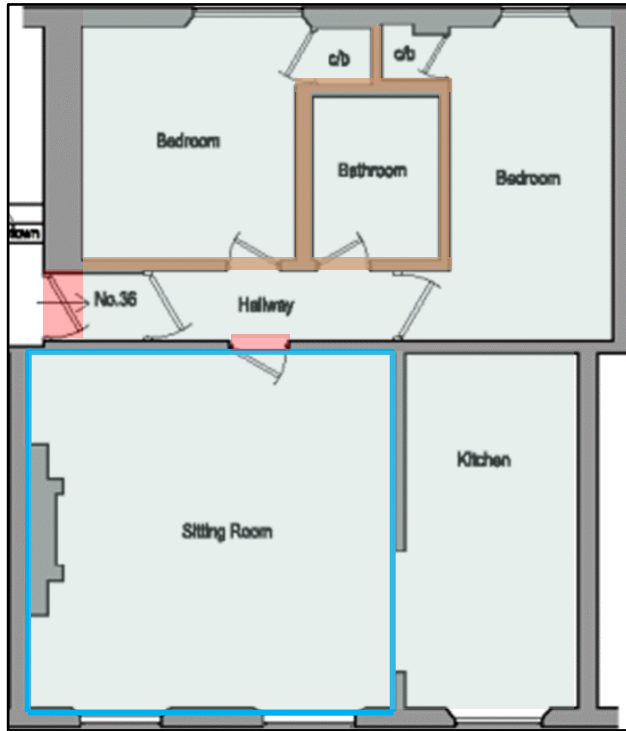
1993

FIGURE 3 - EXCERPTS OF ALBION TERRACE MAPPING HISTORY 1900-1993 (BLACKWELL'S MAPPING SERVICES, 2020)

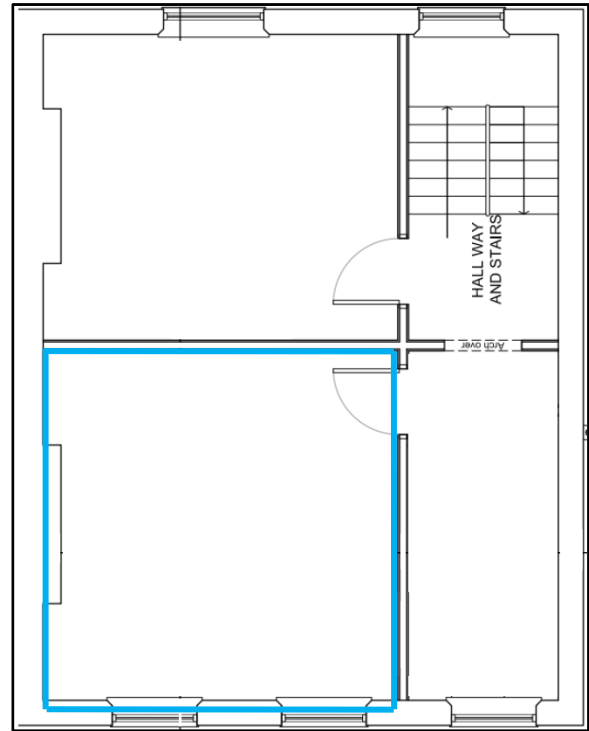


2003

FIGURE 4 - 2003 MAP OF ALBION TERRACE (BLACKWELL'S MAPPING SERVICES, 2020)



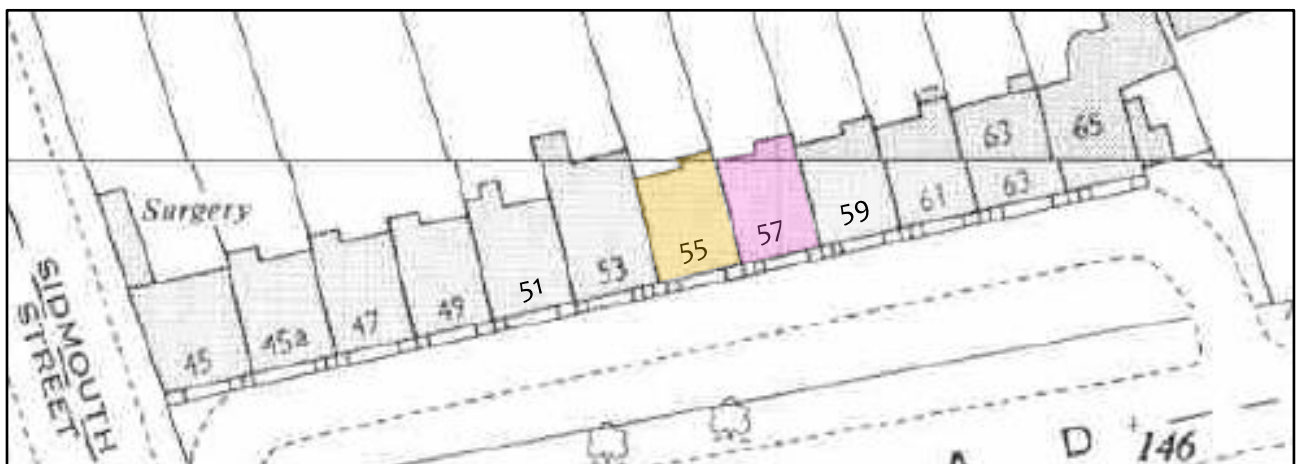
Flat 36 current floor plan



Probable original layout of first floor

Key :-		
C18th Original room plan		- Probable original layout of first floor
C18th Original cornice		- Possible remains of original Cornice
C20th		- C20th stud walling
C20th		- New openings created during 1990 redevelopment

FIGURE 5 - POSSIBLE PHASES OF DEVELOPMENT



The 1990 flat entrance was created at first floor through the wall between 55 & 57 using the landing at first floor level.

FIGURE 6 - LONDON ROAD NUMBERING 1957 (BLACKWELL'S MAPPING SERVICES, 2020)

Phases of Development – Internal Features

The original floor plan of these houses is highly speculative in the absence of available plans. What can be determined is that the original layout was significantly altered in order to facilitate the 1990's redevelopment of the site. The first floor, which houses Flat 36 is likely to have had a similar layout as the 'probably original layout plan' as shown in fig. 5.

The current entrance to the flat was probably created at landing level in from the property to the West (previously #55 London Road). The stairwell and main entrance to 55 being used as the main entrance to the building.



FIGURE 7 - STREET ENTRANCE AND RELATIONSHIP TO FLAT LOCATION

Heritage Impact Assessment/Heritage Statement

Albion Terrace is a landmark building within Reading placed on one of the main arterial routes into the City and one of only two Grade II* listed buildings within the Kendrick Conservation Area. The façade and building location contribute towards its heritage value. The proposed works to the interior of this flat no impact on this area of significance. The refurbishment of the 1990's saw much of the internal layout and historic fabric removed and as such much of the remaining internal historical significance with it. The proposed works are to replace contaminated modern materials but in removing them there may be isolated evidence of this historic fabric, namely previous ceiling coverings and floorboards. The removal method seeks firstly understand what fabric if any remains and to minimise the further loss of historic fabric by remove what is necessary to achieve the restoration to pre-flood condition.

Design and Access Statement

Design and Access Statement

Design Proposal

The aim of the proposed work is to repair the property so that the damaged and contaminated surfaces can be removed and replaced.

Justification

Following the flooding areas of the ceiling, walls and floors were saturated with foul water from the flat above. Although the damaged fabric is modern after drying out the contamination is considered a health risk. The modern ceiling coverings and flooring require removing and replacing to ensure that no health risk remains.

The scope of repairs has been assessed as essential to ensure the property continues to be safe for habitation.

Access

There is no intended change to the access by the proposed works.

Layout

There is no change to the current layout of the site.

Scale

The proposed works are limited to the areas that have suffered damage to return them to pre-flooding condition to match the existing materials and finishes.

Landscaping

There is no requirement for landscaping.

Appearance

No works to the exterior of the property and are limited to the modern interior of the flat at number 36.

Repair Proposals and methodologies

External Repair Proposal

No external works are proposed.

Internal Repair Proposal

The summary of proposed repairs is throughout the flat and has affected the Hallway, Lounge, Kitchen, Master Bedroom, Second Bedroom and Bathroom.

The current materials and finishes are modern and will be replaced using material to match the existing.

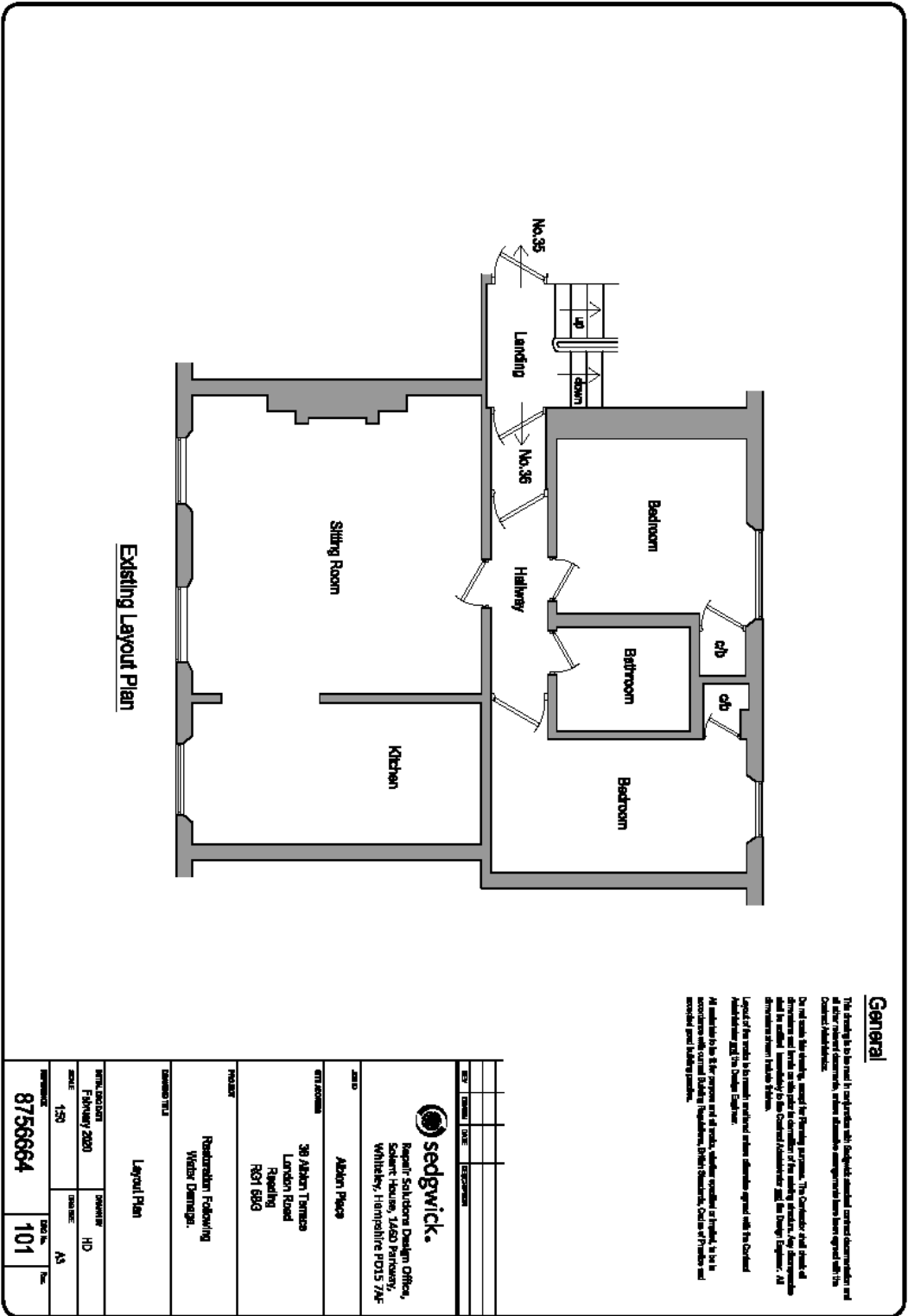
The repair proposals are to: -

- Removing all plasterboard from all walls and ceilings affected by flood
- Fixing new fire rated plasterboard and sound insulation with current building regulation
- plastering flat where have been fixed new plasterboards
- Remove and replace all cornices in the whole apartment including matching of the existing originals apart from the sitting room, which will be retained in situ.
- Completely remove and refit a new bathroom
- To remove unvented hot water cylinder, replace 3 x stud walls, plaster and paint, then re-fit cylinder.
- Remove of all kitchen wall units above tiles to repair walls
- Re-tiling of the new kitchen partition wall as well as the reattachment of the kitchen units and worktop
- Repair or replace all wooden architraves and skirting plus walls plus any other wood from water damage
- Replace doors were damaged by flooding
- Preparation and painting whole flat with 2x coats of finishing layer
- Check and refit electric sockets where affected
- Replaced radiators in the second bedroom
- New light fittings in any room were damaged by water

The areas that have been considered as being areas having any remaining historic fabric are hidden beneath existing modern coverings except for the cornice in the sitting room. A Heritage impact assessment of the proposed works can be found at Appendix B along with the proposed solution. Where there is a possibility of original fabric remaining, the methodologies described at Appendix C seek to protect these areas and retain the historic fabric in situ and replace the modern materials that are covering them.

Appendix A – Plan and Elevation Drawings

Plan drawings will be submitted as separate documents.



Appendix B – Heritage Impact Assessment- Summary

	Proposed Work	Objectives	Significance of Affected Fabric	Assessing Benefit Impact	Assessing Harmful Impact	Proposed Solution
	Remove all plasterboard from all walls and ceilings affected by flood	Remove contaminated wall and ceiling coverings	None – the plasterboard is considered a modern material associated with the 1990's conversion	The plasterboard will no longer be a threat to health.	The only potential harmful impact would be to any remaining historic fabric encapsulated behind the existing modern coverings.	Carefully remove test panels in each area of each room to ascertain if there is any historic fabric remaining behind the existing wall and ceiling coverings. If yes - Carefully remove each section of contaminated plasterboard affected by the flooding and assess the condition of the underlying fabric and decontaminate as appropriate. If No – Remove and replace as usual.
	Replace using New fire rated plasterboard and sound insulation with current building regulation Plaster new areas of plasterboard using Gypsum plaster	To ensure that the replacement modern materials comply with current building regulations				
	Remove and replace all cornices in the whole apartment including matching of the existing originals	Remove contaminated wall and ceiling coverings	The living room cornice is likely to be one of the only remaining historic elements	Benefit to remove modern cornice will result in the material will no longer be a threat to health.	The removal of the Cornice within the Lounge might result in the damage or loss of the fabric.	To carefully cut away the adjacent plasterboard and remove leaving the cornice in situ. See methodology for replacement.
	Completely remove and refit a new bathroom	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion	Benefit to remove modern bathroom will enable a full clean of the underlying areas and will result in the material will no longer be a threat to health.	None	Remove and replace as necessary.

	To remove unvented hot water cylinder, replace 3 x stud walls, plaster and paint, then re-fit cylinder	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion	Benefit to remove modern fixtures will result in the material will no longer be a threat to health.	None	Remove and replace as necessary.
	Remove of all kitchen wall units above tiles to repair walls	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion	Benefit to remove modern kitchen units will result in the material will no longer be a threat to health.	None	Remove and replace as necessary.
	Re-tiling of the new kitchen partition wall as well as the reattachment of the kitchen units and worktop	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion however underlying wall might retain elements of the original	Benefit to remove modern kitchen units will result in the material will no longer be a threat to health.	Possible loss of original fabric if the tiles aren't carefully removed using hand tools.	Investigate the underlying fabric prior to removal of tiles in an inconspicuous area to establish wall construction materials. If original: - Carefully remove tiles by use of hand tools only to protect underlying fabric. If Modern: - Remove and replace as necessary.
	Repair or replace all wooden architraves and skirting plus walls plus any other wood from water damage	Remove contaminated wall and ceiling coverings	All architraves and skirting might have been salvaged material from the original building	Benefit to remove architrave and skirting will result in the material will no longer be a threat to health.	Possible loss of original salvaged materials if the affected timber isn't carefully removed using hand tools.	Remove all timber architrave and skirting using hand tools only and set aside for reuse.
	Replace doors were damaged by flooding	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion	The material will no longer be a threat to health	None	Remove and replace as necessary.

	Preparation and painting whole flat with 2x coats of finishing layer	Remove contaminated wall and ceiling coverings	None – modern fixtures and fittings associated with the 1990's conversion	The material will no longer be a threat to health	None	Remove and replace as necessary.
	Check and refit electric sockets where affected	Check and refit electric sockets where affected	None – modern fixtures and fittings associated with the 1990's conversion	The material will no longer be a threat to health	None	Remove and replace as necessary.
	Replaced radiators in the second bedroom	Replaced radiators in the second bedroom	None – modern fixtures and fittings associated with the 1990's conversion	The material will no longer be a threat to health	None	Remove and replace as necessary.
	New light fittings in any room were damaged by water	New light fittings in any room were damaged by water	None – modern fixtures and fittings associated with the 1990's conversion	The material will no longer be a threat to health	None	Remove and replace as necessary.

Appendix C – Methodologies and Materials

A good photographic record of the works is essential.

Methodologies

Appendix C1 - Removal of Ceiling & wall plasterboard

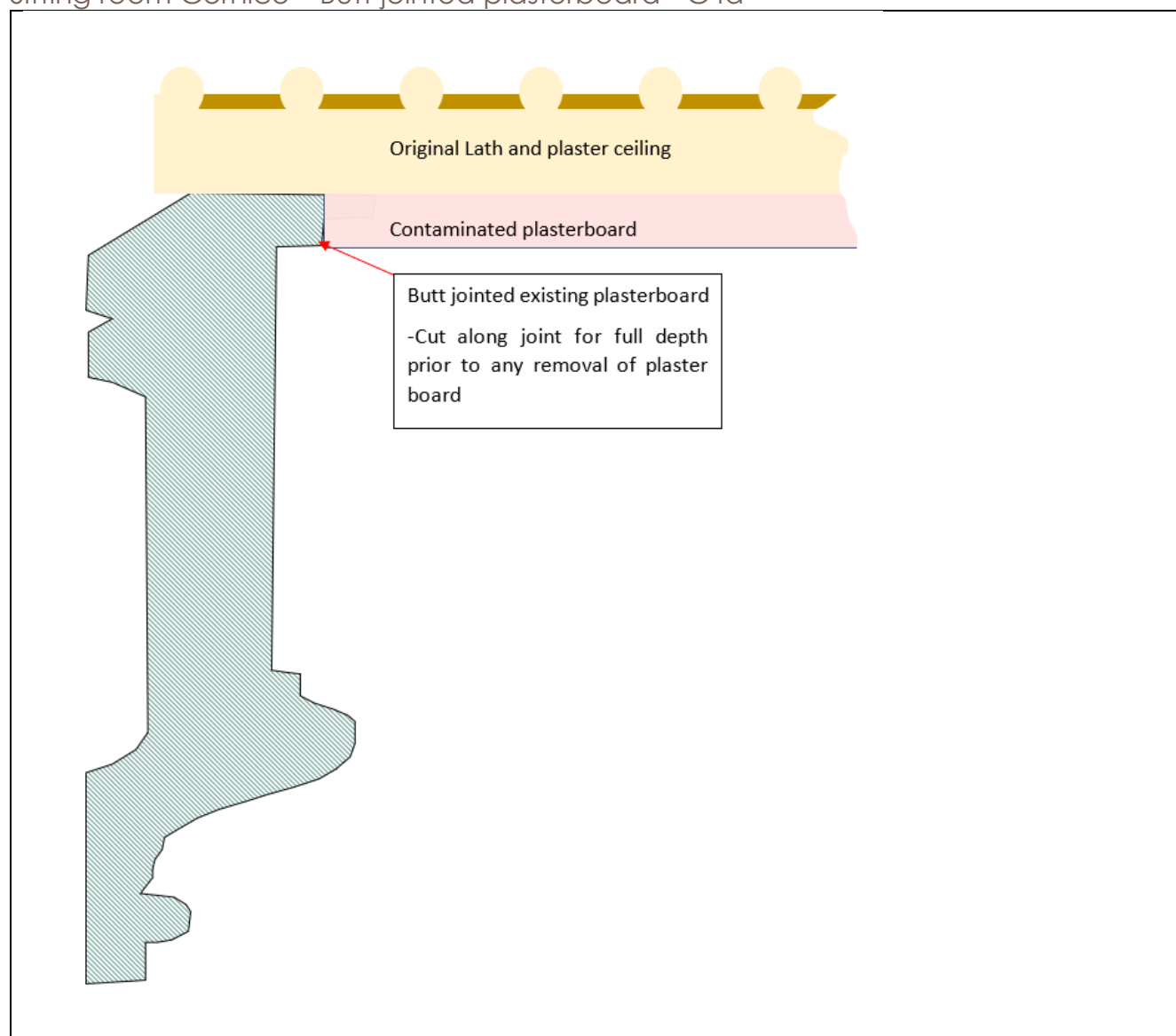
1.	In all rooms drill a 14mm hole in the plasterboard to be removed and inspect internal area using a borescope and photographically record. • Areas that can be confirmed as modern plasterboard can be removed in the normal manner. • Areas that are questionable or unable to identify the materials proceed using below methodology, commencing at #2. •
2.	Remove small section of contaminated plasterboard in same area to confirm findings or further inform the underlying materials noting the depth of the plasterboard used. • If modern plasterboard remove in the normal manner. • If historic fabric found below then proceed using below methodology, commencing at #3.
3.	Find the edge of the plasterboard sheet and mark out the full outline for visual reference.
4.	Remove a small area in the corner by cutting back for full depth and remove using hand tools to ensure that the historic fabric below is left in good condition.
5.	Insert bolster chisel or tile remover between the layers of plasterboard and historic ceiling fabric. Ease plasterboard away from the original ceiling material cutting back as required and disposing.
6.	Note the positions of plasterboard fixings as each section is removed. • If nailed into place, then remove using claw tool to ease the surrounding plasterboard and fixing until free from the original ceiling. • If screwed into place use screw extractor to clear the head of the plasterboard screw before removing the remaining plasterboard.
7.	If contaminated area is only a section of the plasterboard sheet the entire area must be removed and replaced.
8.	Any damaged are of the existing historic plaster to repaired using compatible lime-based filler such as https://www.limestuff.co.uk/fillers/volvax-filler-500g or similar.

Appendix C4 – Sitting room Cornice

The sitting room cornice is to remain in situ having been assessed as being probable original fabric. The similarity between this cornice and one found in 65a supports this theory.

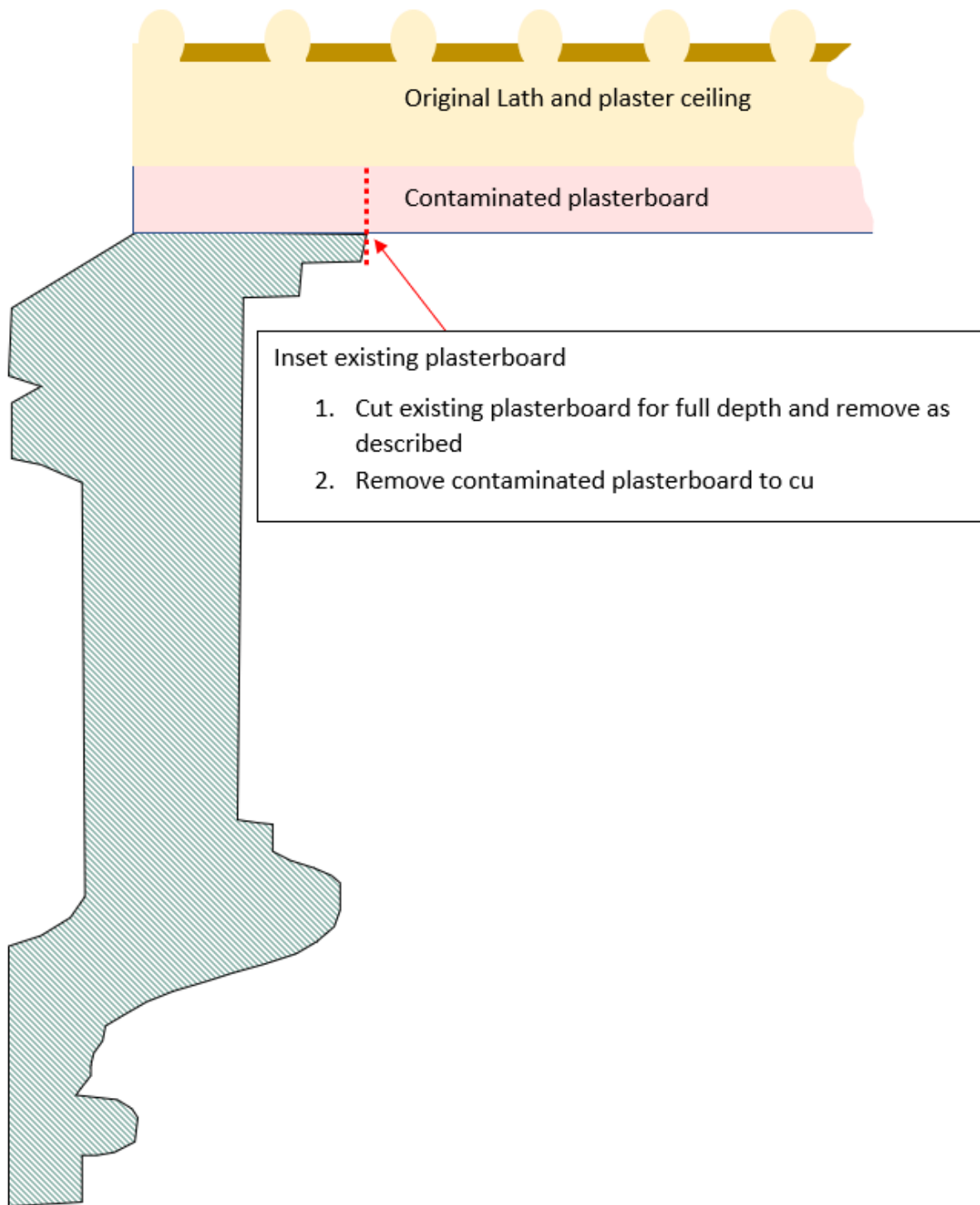
1.	Inspect joint between cornice and existing ceiling covering.
2.	Using a straight edge cut plasterboard for full depth from edge of cornice. Remove the plasterboard as per Appendix C1.
3.	• If the plasterboard is butt jointed with the cornice the replace full width or depth of board as required – see C4a below • If the plasterboard has been fitted above the cornice, then see C4b below.

Sitting room Cornice – Butt jointed plasterboard - C4a

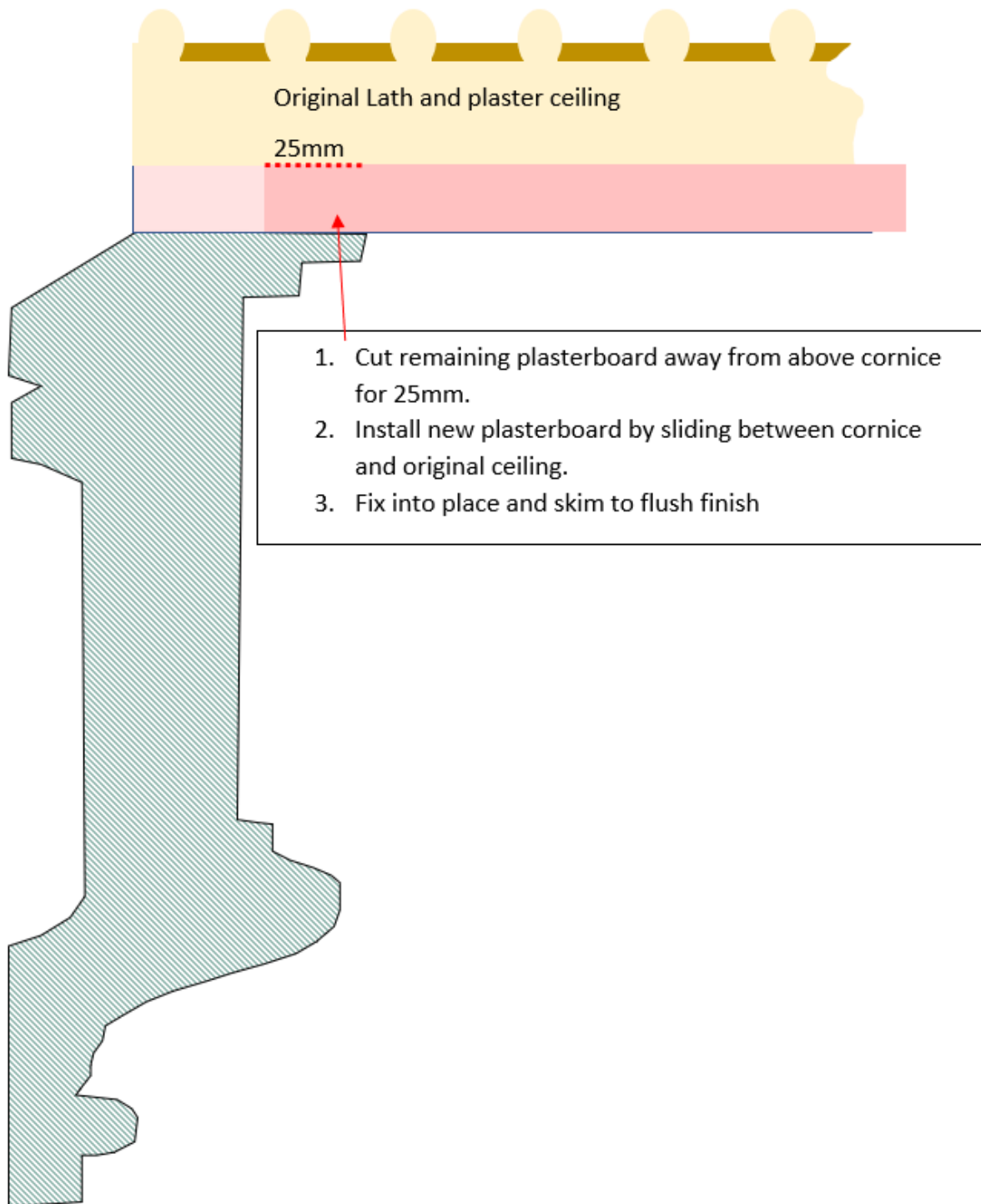


Sitting room Cornice – inset plasterboard – C4b

Step 1



Step 2



Appendix C3 – Removal of flooring

1.	In all rooms remove single panel of contaminated flooring to ascertain if any original floorboards have been retained. • If no remove as normal and replace as required • If yes remove each fixing carefully to ensure damage to underlying substrate is minimised and proceed as #2. •
2.	Clean existing floor boards using Anti-bacterial cleaning solution such as Serenity Anti-bacterial Safety Floor Cleaner https://serenityhygiene.com/products/antibacterial-floor-cleaner-no-bleach-1-100-dilution Apply as per manufacturer recommendations and leave exposed flooring to dry overnight.
3.	Install new flooring over existing floorboards using screws to fill into joists below.

Appendix D – Pre-Application Advice

No record of written information being issued by Reading to date.

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