

**Proposals to include new part side and part rear single storey extension
with new dormers to front and rear elevations of the loft space,
replacement of rear windows where timbers are decayed
to the existing Listed Building at
72 Southampton Street, Reading
REVISION - July 2019**

Location, description and use of Buildings

The property is an existing end of terrace unit that has a Grade II listing as follows:

GRADE: II
DATE LISTED: 22 March 1957
List Entry Number: 1302587
Statutory Address: 72-76, SOUTHAMPTON STREET

OS GRID REFERENCE: SU 71637 72866

The listing description is noted as:

SOUTHAMPTON STREET 5128 (West Side) Nos 72 to 76 (even) SU 7172 NE 4/247
22.3.57. II GV 2. Circa 1810. Possibly by the Elder Billing. 3 storey and basement
terrace. Brick with stucco string at 1st floor level, splayed brick cornice and parapet.
Slate roof, hipped to right. 2 windows to each house, glazing bar sashes. Steps to
arched recess for doorway, 6 panel door with-radiating and wreathed fanlight above.

The property has been used as a rented residence prior to the applicants taking ownership in the last couple of months.

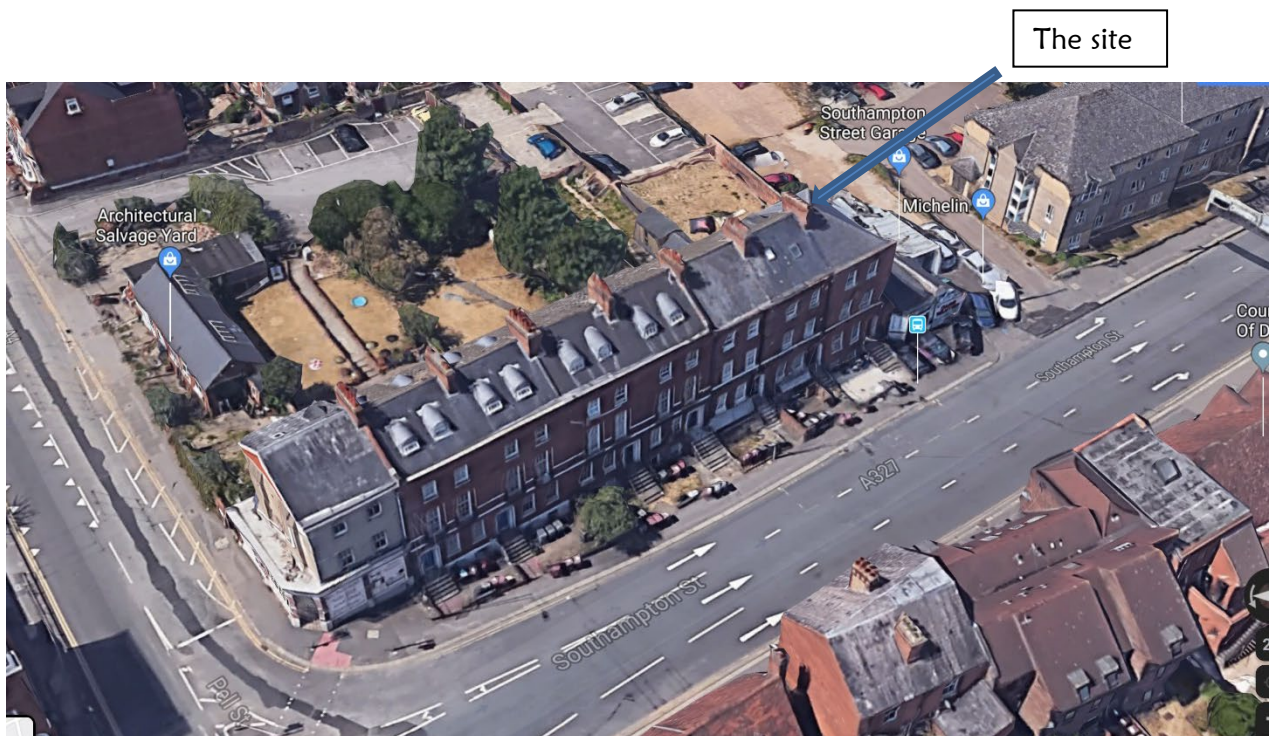
The building has a good location close to Reading Town centre lying mid way to the Northern end of Southampton Street, close to the roundabout to the Inner Distribution Road Junction.

The property is well served by bus a busy bus route with a stopping point within 100m, and easy walking distance to local amenities, banks schools and the major Reading Town shopping centre.

The building is set over four floors a basement and with a room in the loft space.



Block Plan of application site





Birds Eye Views from Southampton Street

The site

The images show that there is variation in materials used to the roof, with front dormers that are depicted in the historical images in the listing where there were front dormers to No 74 which have been since removed. No 72 did not have dormers but it is felt that a single dormer can be accommodated which will replicate the dormers as seen on the other properties.

The Building has had some works undertaken to it over the years, where in the main they relate to replacement windows to the rear elevations and metal escape stairs to the rear. Works to the roof have been the subject of planning application referenced below, where quite obvious replacement slates have been used that are quite different to those of the neighboring terraces.

Planning History

Planning reference	Date	Description	Outcome
890211	12/07/1989	Demolition of single storey rear outbuildings and minor internal alterations	Permitted
081271	24/09/2008	Installation of a velux window in roof or rear elevations	Permitted (not implemented)
101896	24/12/2010	Repairs to the rear elevation roof structure and coverings including: replacement of isolated rotted timber rafters; replacement of front chimney pot; repointing the stack on the party wall and alterations to rear fascia and gutter	Permitted
110735	04/07/2011	Discharge condition 2 of planning permission 10/01919/LBC	Conditions discharged
161898	09/01/2017	Reconstruction of garden walls	Permitted



The Proposals

Loft works

The proposals are to improve the loft space by moving out the internal low level stud walls to lower levels, to introduce dormer features to the front and to the rear elevations and provide Velux or similar roof lights to the side roof hipped section.

It is noted that some work has been undertaken following approval by planning permission 101896 in approximately 2010.

The roofing is modern slate assumed as part of the works in 2010.

No 74 had historically front dormers which were at some time removed, as evidenced from historic photographs that we do not have rights to replicate here, but can be accessed using the following link

<https://historicengland.org.uk/listing/the-list/list-entry/1302587>

we state this as a reason to allow dormers to the application property, but to replicate the dormers that can be seen on the remainder of the terrace along Nos 74-86 to their rear elevations, and Nos 78-86 to the front.

Single storey Rear Extension

The proposals are to provide a single storey extension that would infill and replace the outbuildings to the Northern boundary, and to extend out to a similar extent as that at No 74.

The intention would be to have as little impact to the existing buildings fenestration as possible by keeping the height of the new building low, by including a flat roof structure with a parapet detail.



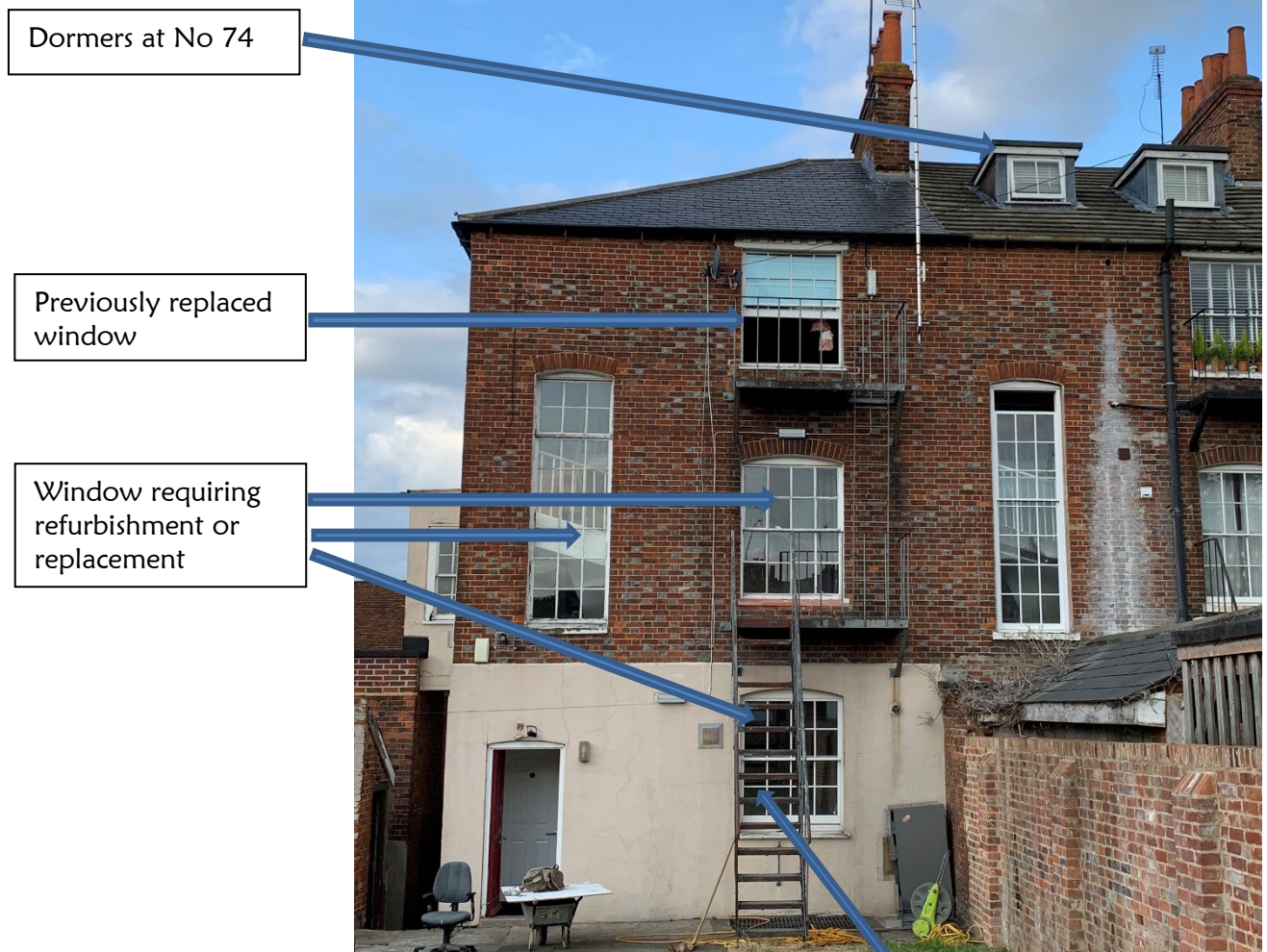
Images of side outbuildings and side access way, where the side extension is proposed to be placed



This area at entrance of the access way to remain as secure storage for bins and cycles



Replacement windows



The windows would be replaced with like for like profiles matching closely to the existing vertical sliding sash windows by a specialist company.



It is seen that the proposals are modest in terms of works to the roof and loft space and that the single storey extension at ground floor is sympathetic and respects prominence of the host property.