

**Revised Proposals to include new dormer and replacement stair access to the loft space following approval previously for the Listed Building Planning Application submission to Reading Borough Council for a proposed internal alterations to provide shower rooms to rooms used as bedrooms at 86a Southampton Street, Reading
REVISION A July 2018**

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: 14 December 1978
ENGLISH HERITAGE BUILDING ID: 39179

OS GRID REFERENCE: SU7166372830
OS GRID COORDINATES: 471663, 172830
LATITUDE/LONGITUDE: 51.4499, -0.9701

The listing description is noted as:

*SOUTHAMPTON STREET
1.5128, (West Side)
No 86
SU 7172 NE 4/575
II GV
2.Continuation of terrace Nos 75-84 - very much altered however. Circa 1810 by Richard Billing senior. 3 storeys and basement. Rendered over brick. Slate roof. 2 ranges of windows, glazing altered and 1st floor window shortened. Modern ground floor. Rear less altered. Contemporary ramped stair retained to upper floors. Included for group value. The terrace Nos 72-86 (even) extended further south but was reduced to its present size when Pell Street was cut through in the 1890s. Listing NGR: SU7166372830*

The property has a commercial shop user class A1 at ground floor, and with residential use at upper floors.

The shop is currently vacant but was for the main part of its life a second hand furniture and architectural artefacts with a rear yard and buildings used for storage and open air displays. The upper floors comprise rooms let as bedrooms and common areas.

The building has a good location close to Reading Town centre lying on the crossroads junction of Southampton Street with Pell Street and Crown Street. The main frontage is to Southampton Street, but in reality the shop and the residential access is via Pell Street.

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 shopping centres.

The building is set over three floors with a room in the loft space.

Rooms 1, 2 and 3 on the floor plans

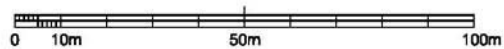
The 1st floor currently has a common room with kitchen and seating/dining area and two other rooms used as bedrooms.

Rooms 4, 5 and 6 on the floor plans

The second floor has a bathroom and two rooms as bedrooms, and the loft Room 7 is used as a bedroom.



LOCATION PLAN



R A M M U R T I D E S I G N L T D

268 TILEHURST ROAD, READING BERKSHIRE RG30 2NE
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View from Southampton Street – front and part side



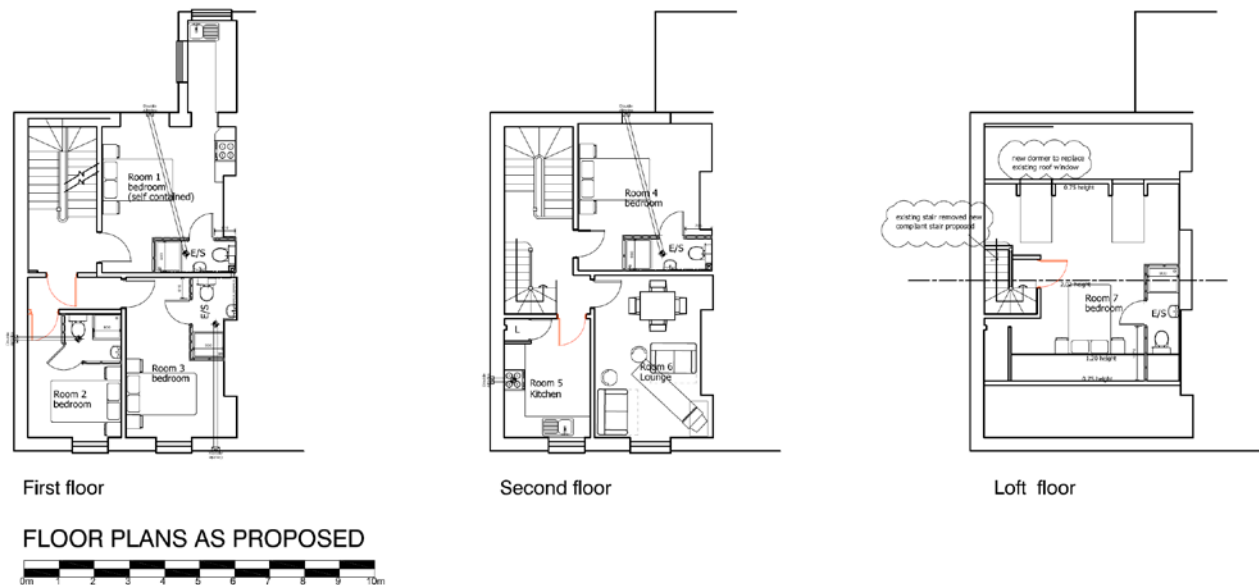
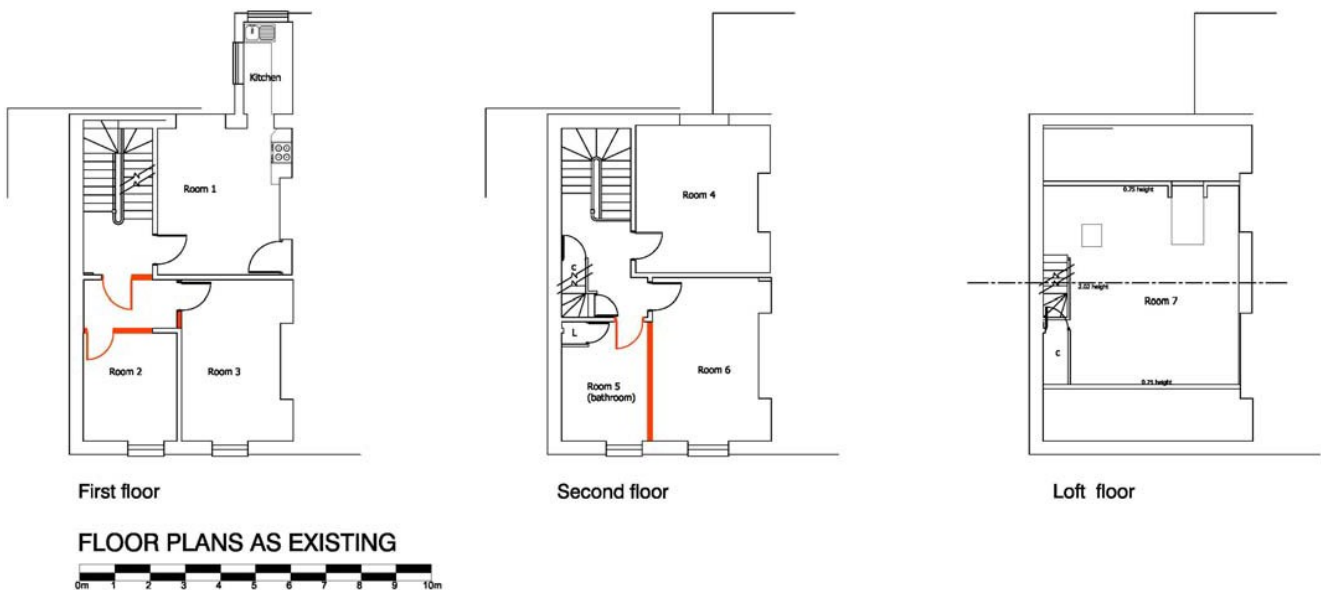
View from Pell Street, part side and rear

The Proposals

The original proposals approved via planning reference 151754 required for the upper floors to have the accommodation rearranged so that the correct size of room can be used more comfortably and with greater privacy for the occupiers, allowing the inclusion of an ensuite shower room to each of the bedrooms.

These new proposals include for a replacement stair access to the loft so that it is compliant for means of escape as required by the HMO regulations and the Boiling Regulations, and to introduce a dormer in place of the existing roof window that would match the adjacent existing former. This would provide a balance arrangement to the roof compared with that of the the current view to the rear elevation.

References to room names are as shown on floor plans of the building.



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Room 1 is to be retained with the kitchen in place, and to include an ensuite shower.

The access arrangement to rooms 2 and 3 is to be altered to allow each of these rooms to have an ensuite included, and a balanced use of space which currently is limited by the positioning of partitions separating the access into the rooms from the stair landing.

Room 4 is to remain as a bedroom with a shower room included

Room 5 is currently used as an oversized bathroom, which would no longer be required, with rooms having their own facilities. The partition between rooms 5 and 6 would be removed to open up the space to allow room 5 to have a kitchen installed and to use the combined space as a common room. The existing plumbing and drainage would be utilised to make connections to the new kitchen units.

The landing is to have the existing stair access to the loft removed with a new Building regulations compliant stair in its place. This has been identified by the HMO department of the council as being non compliant and it would be seen that there are no merits in the retention of this existing arrangement as it appears to be a later addition to the building due to its contrived layout and steep rise and goings.

Room 7 is to remain as a bedroom with a shower room included.

The internal alterations to existing doors and walls are very minimal, with the intention to make use of the doors into new locations.

New work is to erect new partitions to create the shower rooms with again minimal disturbance to the existing structure.

New plumbing and drainage is to be localised to minimise apertures in the floor as a single vertical stack would be made use of to connect both new shower rooms each floor level.

There is now a change proposed to the façade at the rear roof to include for the dormer in place of a roof window. Which as expaliend above would lend to balance the elevations form that which currently exists.

There are no other elevation changes, other than ventilation grilles from the shower rooms as required to comply with the Building Regulations, as the existing windows would be sufficient to provide light and ventilation to the rooms.

Conclusion

The current layout lends itself to have very minor modifications to allow the above proposals to be implemented.

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