

DESIGN & ACCESS STATEMENT
for the
Proposed Refurbishment
at 76 Southampton Street, Reading, RG1 2QR
for
Launchpad Reading



prepared by
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POTTER + WESTON
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This statement is to be read in conjunction with drawing numbers: 15027-PL-1, 2, 3

Introduction

76 Southampton Street was built in circa 1810 and is part of a building terrace, the building is listed Grade II and the site is located within the Market Place / London Street conservation area.

The building is currently C4 House in multiple occupation use and there is no change proposed to this use.

Our client, Launchpad Reading, is a homeless support charity who are leasing the property from Reading Borough Council and use it as residential accommodation to house some of the town's homeless people whom they support.

Purpose of this Planning Application

Our client is applying for Listed building consent in order to facilitate a general refurbishment of the property including some minor internal alterations.

No significant improvements have been carried out to the property in around 15 years. The proposals are intended to improve the condition of the existing building as well as the living accommodation for the occupants.

Amount

There are currently 6 bedrooms within the property, and there is no change proposed to this amount.

Layout

There are alterations proposed to the internal layout of the property comprising:

- Removal of a non-structural partition within Room 1
- Provision of en suite shower rooms to Room 3, Room 4, Room 5 and Room 6
- Removal of the existing non-structural partitions to the second floor bathroom

Scale

There is no alteration of scale proposed.

Appearance

There is no alteration in external appearance proposed.

The existing dilapidated windows are to be refurbished if possible or replaced to match existing if required.

Landscaping

There are no material alterations to landscaping proposed.

Access

There are no material alterations to access proposed.