

15/5/15

Listed Building Application

This application is made for 65, Baker Street, Reading, Berkshire, RG1 7XY. The current owners wish to create a family home sustaining and enhancing the character and unique quality of the existing building whilst making it a safe and comfortable place to live. This application is believed to be the 'optimum viable use' for the building.

This covers a retrospective application for some work carried out by the previous owners (eg., rear wet room) as well as the proposal for some sympathetic renovation and new minor works/ refurbishment. This work is required for a number of reasons; as a result of the deterioration of the building fabric over time, a requirement for new services to make the house run more efficiently, the introduction of new legislation (eg covering the gas installation and fire systems), a requirement for better security (eg., new locks) and some minor improvement in the facilities (eg new bathroom suite).

The following drawings set out the proposed scope of works and specification.

Heritage Statement

The property is a Grade II listed building in a Conservation Area. Listing covers the terrace of houses from 61 to 79 (odd) on Baker Street as follows:
"Before 1840 (shown on Edward Waller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement."

It is noted that this listing only covers the assets and appearance from the street. A number of other properties within the terrace have had works carried out which would appear to require Listed Building Consent including new plastic downpipes, small rear extensions, wholesale repainting of brickwork with modern mortars etc.,

Pre-Application Advice

Pre-application advice was sought (advice returned 21.11.13) for adding a number of bathrooms to the property with a view to convert to a House of Multiple Occupation (HMO). This was not deemed acceptable and as such these comments have been taken on board and this application covers work for a Single Family Home rather than an HMO.

General Approach

As 65 Baker Street is a Grade II listed building there is the basic assumption that all repairs should be carried out on a like for like basis. However, this should be tempered with a policy of least intervention, particularly with structural repairs, where in some cases, it may be more expedient to use new materials and methods to reduce disturbance and impact on the historic fabric and finishes. In some cases existing features and materials have failed due to poor original design, detailing or material selection. It would be folly to repeat the mistakes of the past, so there will be a case to be made in certain circumstances for improving details, methods or materials. However, whilst repairing the building, the main aim is to have as little impact as possible on the character and historic fabric of the building. It is also assumed that any changes necessary to upgrade the building for modern living, should be reversible. They should not result in the loss of any significant historic fabric or destroy the integrity of the historic character of the building.

It is with these basic assumptions in mind that the following method of approach has been adopted:

The opening up of the building to inspect the structure and undertake any necessary repairs, is to be restricted to specific areas where there is already evidence that the fabric is in distress or where components have already failed. Care will be taken when lifting floorboards in order to avoid damaging them and the removal of historic surfaces, to facilitate inspection, will be kept to a minimum. Each structural repair will be assessed individually and the most appropriate method, which has the least impact on the historic fabric, will be considered. In some cases this may be a traditional repair such as scarfing in a new section of timber. In other circumstances a modern solution may be considered in order to avoid the disruption of neighbouring historic surfaces or the loss of larger amounts of fabric. Each case will be assessed on its merits and use the most appropriate repair system, bearing in mind the over-riding importance of preserving the historic fabric, original craftsmanship and character of the building.

During repairs the opportunity will be taken to improve the energy efficiency of the building, but without compromising its historic character or integrity. Most heat loss is via draughts through gaps in the structure; particularly at eaves level and ill fitting or decayed windows. Open joints around window and door frames will be caulked with Comriband before re-pointing. All windows will be overhauled and where possible the opportunity will be taken to improve their efficiency by installing a propriety system of seals. The upper horizontal area of the roof space will be well insulated.

Traditional materials such as lime based plasters and mortars are to be used to retain the flexibility and breathability of the structure. In general re-pointing of the brickwork is to be confined to small areas of repair, other than where it is necessary to undertake structural repairs. Raking out will be undertaken by hand and the re-pointing will be in lime mortar to match the original. Modern impervious paint systems are also to be avoided in favour of traditional vapour permeable and flexible materials. Many of the historic painted timber surfaces, both inside and out, have many layers of old paint on them. It is likely that the lower coats may contain white lead, so the appropriate health and safety precautions will be taken in the preparation of these surfaces for new paint. As a fire safety precaution the use of naked flames for stripping paint will be avoided and propriety strippers such as Peel Away Poultice or infra-red localised heat source such as the Speed Heat IR Paint Removal System will be used where it is necessary to strip back to obtain a firm base. In general removal of layers of paint is to be discouraged as they are a record of the changing tastes in interior decoration. For the decoration of external joinery consideration will be given to the use of traditional linseed oil paint. On areas of new lime plaster and existing traditional surface materials, lime-based products will be used.

Historic joinery will be retained and repaired using timber to match the original profiles. Where new joinery is being introduced, it is being detailed to reflect and be harmonious with the original, in order to retain the character of the building. Missing ironmongery and fittings will also be replaced to match as closely as possible the originals. In particular attention will be paid to window catches, and door furniture. Where glass has to be replaced, traditional drawn glass rather than modern float glass will be used in order to retain the 'lively' character of the existing fenestration.

Great care will be taken in the installation of services in order not to damage any original fabric or surfaces. Where possible wiring will be hidden in areas of new fabric and care will be taken in the design and routing of services to avoid disfiguring historic fabric. Every effort will be made in the design of pipe-runs to avoid cutting into flooring joists and this may result in some surface fixing being necessary. Any wiring in inaccessible roof voids will be in fire resistant cable.

- All dimensions to be checked on site. - All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences. - The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan and on drawings as being potentially hazardous. - These items should not be considered as a full and final list. - The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.			
cad file:			
Key:			
READING BOROUGH COUNCIL 24 SEP 2015 PLANNING			
B	28.05.14	R/C	LBC APPLICATION
A	23.04.14	R/C	FOR COMMENT
rev	date	initials	description

drawing:

Project Summary

project:

65, BAKER STREET, READING

drawing no:

1413-000

revision:

B

status:

INFO

scale @ A1/A3:

1:50 @ A3

date:

APRIL 2014

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