

Heritage Statement

144 SOUTHAMPTON STREET

READING RG1 2RD

1. INTRODUCTION

This statement is provided in support of a planning application for internal alteration and refurbishment of the above property, which is a grade 2 listed building. The purpose of providing this Heritage Statement is to emphasise the importance of complying with the policies for a listed building and to mitigate any potential harm to heritage assets.

2. DESCRIPTION OF THE HERITAGE ASSETS

144 is a mid-terraced property within the row of terraced properties 142-146 Southampton Street. These properties are early-mid 18th-century buildings, which were listed in 1978 as grade II listed buildings with entry number 1113587. 142-146 Southampton Street was listed as England's historic heritage because of a number of architectural features.

3. STATEMENT OF SIGNIFICANCE

The listed description of features refers entirely to the external elements and aesthetics of the buildings which are regarded as significant. Any addition or changes to the front elevations would need to be complying with national and local policies for listed buildings.

144 was built with grey bricks and red brick dressings around the windows. Windows are all wooden sash windows with wood glazing bars. A projected row of grey brick band above the first floor window, stucco cornices and parapet are the only external features. The pitched roof is finished with slate and chimneys are built with red bricks. There are no features of stucco plaster and arches present in the interior of the building.

It appears that almost all the ceilings were damaged and have been replaced with plasterboard by the previous owner. In the process of applying a new sheet of plasterboard, the lat strips were all removed.

4. IMPACT ASSESSMENT

The proposed alterations to 144 do not involve any changes to the exterior of the building. The internal alterations also does not involve any changes to the existing layouts of floors but adding new portion walls to change the existing house into a House of Multiple Occupancy.

The state of the existing building is unlovable due to long neglect and being unoccupied for several years. It is a four-storey building including a basement and a converted loft with 5 habitable rooms plus a ground floor kitchen and a first floor bathroom.

The external walls and load-bearing walls of 144 are built with solid masonry. Which require being insulated internally. All internal partitions are traditional stud walls with lat and lime plaster. All ceilings are also built with lime plaster on lath. However, In several locations both in stud partitions and ceilings large areas of lime plaster has broken up. Some ceilings have been patched up with plasterboard.

5. MITIGATION MEASURES

- Damaged partitions should be repaired using the traditional method of applying lime plaster on existing lat strips.
- All external walls are 330mm thick solid brickwork. In order to comply with the current Building regulations, these walls need to be insulated to achieve a U-value of 0.30W/m²K. This U-value can be achieved by adding 50mm thick Celotex insulation directly on plastered surfaces and applying 12,5mm thick plasterboard on dabs.
- Existing windows, which are in need of repair should repaired and refurbished by a specialist carpenter,
- Care should be taken when carrying out plumbing work to keep damage to the floor board to minimum.

7. CONCLUSION

The proposed alteration does not make any impact neither on the exterior features of this listed building and nor on the neighbouring listed properties. This application helps this derelict grade II listed building that is on the verge of falling apart will have an extended life.