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ARCHITECTS

Southampton Street

Design and Access Statement

Residential Renovations

144 Southampton Street
Reading
RG1 2RD

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Contents

Introduction	page 3
Site Location and Context	page 4
Design Proposal	page 6
Access and Landscaping	page 8
Conclusion	page 8
Appendix	page 9

Introduction

This Design and Access Statement has been prepared by Holtham + Newman Architects Limited on behalf of Mr. K Velo and outlines the proposal for renovations of the listed building at 144 Southampton Street, Reading.

This report will present the design proposal alongside relevant surrounding context and planning policies.

Site Location and Context

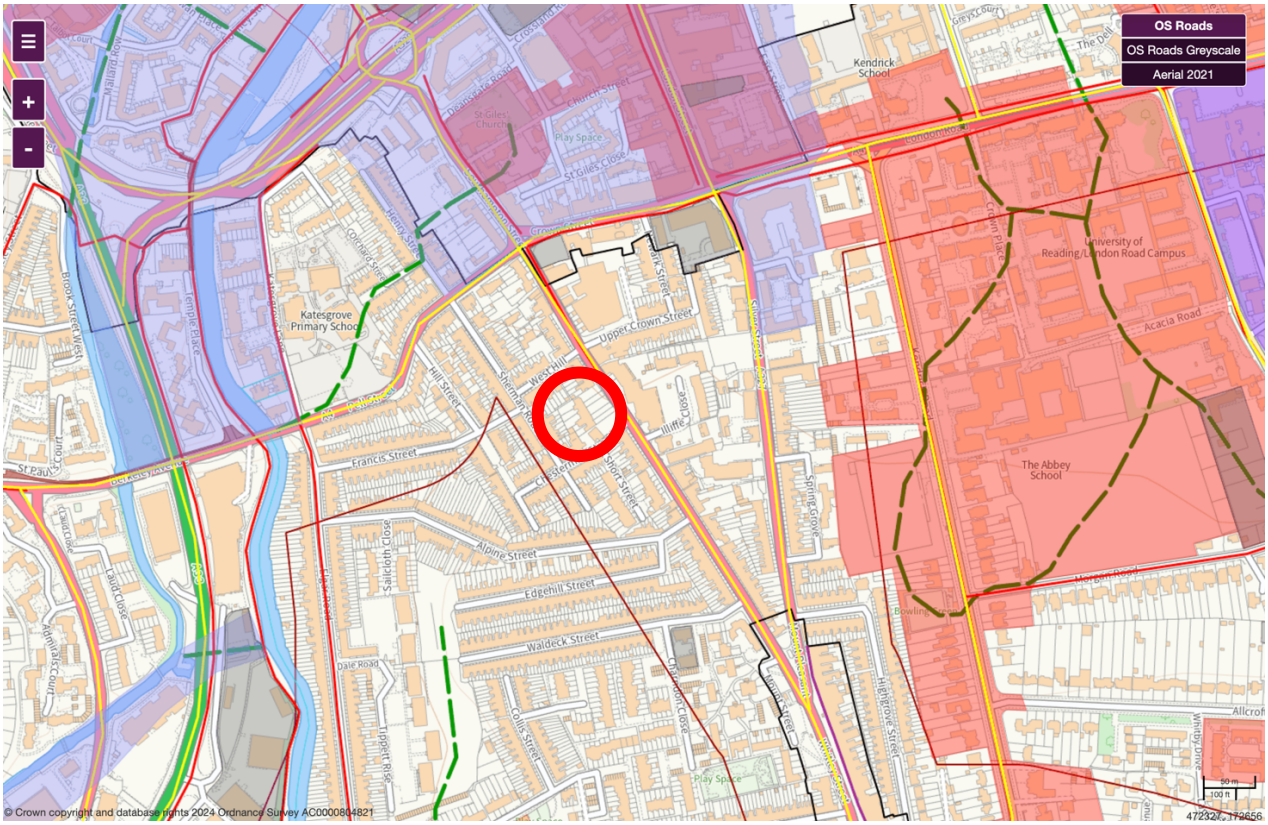
The Site is located on the western side of Southampton Street, and is a mid-terrace property, set back from the main street. The site is formed by the long front garden, the terrace building and the rear private garden.

The building was originally a larger house with the neighbour at 146, and split into two properties, with a shared window to the front elevation. The row of terrace houses were built mid 19th Century and first listed in 1978. The listed building description notes the long front gardens, the front elevations, including stucco cornice and parapet details, as well as the slate roofs, the window casements, brick head and cill details.

The site area is 0.0283 ha in area.

The character of the surrounding area is predominantly residential with a mix of retail, due to the Site being so close to the city centre. The map below shows the Site within Reading Borough Councils Local Plan. This indicated an Article 4 Direction restriction, as well as the Listed Building status.

The existing access to the site is pedestrian from Southampton Street only.



Reading Council Policy Map (Nov 2024)

Site Location and Context Cont.

The front elevation remains largely unchanged since the building was listed, with the middle window remaining in place when the property was divided, although blocked up from behind.

Photos showing the current existing profiles of the front and rear elevations can be seen below.

Photos of the front and rear elevations

Photo showing the ground floor rear window, to be replaced.

Design Proposal

The proposal is to fully renovate the property internally and to make some required upgrades to the external elevations. The property has suffered from a recent leak at roof level, resulting in the front rooms at ground and first floor needing to be stripped back, along the northern party wall. The properties has also not been upgraded for some time, therefore a full house renovation is proposed to repair any areas of neglect and create a modern habitable dwelling.

This includes replacing wall, floor and ceiling finishes throughout. There are a number of areas which still have the original lime plaster, although a lot of areas have already been stripped back and received modern plasterboard finishes. We propose to replace like for like throughout, therefore where we have lime plaster, this will remain, with new lime plaster. Where the finish has already been altered to plasterboard, we will install new plasterboard with a skim finish.

Internally, there are a few additional alterations, including creating a larger kitchen area to rear rooms on the ground floor, with a utility and downstairs WC. The rear window is single glazed and broken, therefore is proposed to be replaced with a new timber window, in keeping with the building. The front room is to remain as the living room.

On the first floor a new upgraded bathroom remains in the rear room, with a front bedroom and walk in dressing area. The window to the bathroom was replaced with a uPVC obscured window some time ago, and although it is double glazed, this window could benefit from being replaced. This sits directly above the ground floor window also proposed to be replaced. Therefore, these two windows are to match and be in keeping with the rear elevation.

On the second floor an ensuite is proposed to be installed to the rear facing bedroom, with the front bedroom to remain as existing. All services are to be linked with the existing bathroom below or hidden within the walls and floors, to ensure no disruption to the existing property.

A full list of works is noted on the drawings and a finishes schedule support this application.

Design Proposal Cont.

Windows generally, are to be rubbed down and repainted throughout. All fireplaces and chimney breasts are to remain as existing. Some have already been blocked up and again these are to remain. The only exception is to the front sitting room, where the 1970's fireplace is proposed to be removed and replaced with a more tradition fireplace to suit the age of the property.

All internal doors are proposed to be repaired where needed and rehung in their original positions.

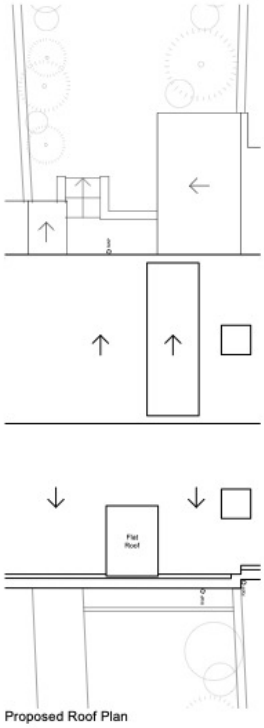
Externally, the front elevation is grey brickwork with red brick detailing, there is red brick header details and number 144, appears to have been re-pointed. There is a parapet roof, with stucco cornice detailing. This stonework has deteriorated and is falling apart and we propose to repair the strip that runs across number 144, like for like, to create the same profile, maintaining the stone colour. The flashing between the parapet wall and the pitched roof at second floor level, is also proposed to be removed and repairs, to avoid any further leaks.

The window externally are proposed to be rubbed down and repainted white.

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan



Proposed Roof Plan

Access and Landscaping

The site does not currently accommodate any parking spaces, and it is proposed to remove part of the front brickwork wall to allow for vehicle access. The front 6m is proposed to be upgraded from soft landscaping to a sustainable draining landscaping, to accommodate one parking space. Please refer to the finishes schedule for more details.

A sloped kerb edge is proposed to sit inline with the front brickwall, transitioning from the pavement to the parking space on site. All areas to maintain their natural slope up to the front of the house. This proposal has an approx. 15m long front garden filled with existing soft landscaping, which is not to be altered. No soft landscaping works are proposed. This inclusion of a parking space allows the property to adapt to 21st century living, whilst maintaining the setting of this listed building and preventing additional parking on the roads behind the property.

The remaining boundary brick walls are proposed to be kept and maintained, no further work is proposed.

Conclusion

All the above design proposals have been carefully considered to create a family home with a more modern layout, improving the current unhabitable condition of the building has fallen into.

The design has also been sympathetic to the Listed Building designation, preserving the character of this mid-terrace property by replacing like for like, wherever possible and with minimal alterations visible from the street.