Historic Building Advisory Service

Historic Building Assessment

5 Carlton Crescent
Southampton

June 2016
Reference: 16307
Site Code: SOU 1730

5 CARLTON CRESCENT
SOUTHAMPTON

Historic Building Assessment

Prepared on behalf of

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Historic Building Assessment

Summary

The Historic Building Advisory Service was commissioned by Oakdene Limited to undertake an historic building assessment of a building known as 5 Carlton Crescent, Southampton.

The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as commercial offices. This was undertaken by means of a visual assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

A survey of readily assessable documentary sources was undertaken within the Southampton record office. Other sources of information were also researched. This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

Whilst the external shell of the building from basement floor to parapet wall height on the front and side elevations is largely original, very little of the remainder of the building is of great age. Overall the building has been much altered, adapted and extended in what would appear to be the last thirty years or so.

Internally there has been substantial change and re-ordering of the rooms with dividing walls being removed, others altered and new ones inserted to change the configuration. The addition of a lift shaft on the rear elevation provided modern vertical transference through the building in its last use as professional offices.

On the top of the building the former roof structure has been removed and replaced with a modern steel framed structure that entailed raising the head of the parapet walls on the front and sides. A new connection was formed to the lift shaft and head of the stairwell at the rear of the building with the top section of this being in anodised aluminium framing supporting bronze double glazing units.

The site inspection was carried out on 3rd June, 2016.

Acknowledgements

This report was commissioned by Oakdene Limited. The Historic Building Advisory Service would like to thank the mangers and staff of Oakdene Limited for their assistance in providing access in and around the building.

Thanks are also due to the staff of the Southampton City Record Office for facilitating access to documents within their collection, and to Ingrid Peckham of the Historic Environment Records Southampton Office for providing HER data and for advice on collation of this report.

The historic building survey and assessment were undertaken by R J Hill MRICS, MCI*f*A, and R Sparkes AssocRICS BA(Hons) who also undertook the historic research. R J Hill MRICS, MCI*f*A, also managed the project on behalf of the Historic Building Advisory Service.

5 CARLTON CRESCENT SOUTHAMPTON

Historic Building Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 The Historic Building Advisory Service was commissioned by Oakdene Limited to undertake an historic building assessment of a building known as 5 Carlton Crescent, Southampton.

1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that was last used as offices for professional practice. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.1.3 A survey of readily assessable documentary sources was undertaken within the Southampton City record office. Other sources of information were also researched and information gleaned from present and past owners of the site.

1.2 Survey Content

1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.

1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. Areas that we were requested or prevented from entering by the owner / occupant of the facility were also not inspected. Similar considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general `feel' of the building has been

taken into account to whether there was any historic fabric concealed or there is a need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

1.2.3 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.

1.2.4 This assessment has been compiled generally in line with good practice to meet the requirements of NPPF.

1.3 Planning Application

1.3.1 The planning application with which this report is regarded to is for the conversion of an existing office building into five 2 bedroom flats with 3 car parking spaces, a visitor's parking space, amenity space, and bin and bike storage.

1.3.2 The planning application was approved on the 13th of March 2015 with conditions.

1.3.3 This report has been produced in relation to planning condition 05. Archaeological structure-recording (Pre-Commencement Condition)

'No development shall take place within the site until the implementation of a programme of recording has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the Local Planning Authority.'

1.3.4 WSI was submitted 12 May 2016 and approved by Kevin White 16 May 2016.

1.4 Methodology

1.4.1 The methodology and development of this report and record entailed and comprises an assessment of the structure based on a measured survey provided by the contractor and photographic survey conducted by HBAS. This is augmented by documentary research to the level required by the general specification.

1.4.2 The survey is, as a minimum standard, to Level 3 standard as considered appropriate for the site and as set out in *UNDERSTANDING HISTORIC BUILDINGS: A guide to good recording practice (Historic England, 2006*).

1.4.3 Items such as scaffolding where erected in preparedness for the works, of which HBAS were able to take advantage of to conduct a full external assessment.

1.4.4 The survey was undertaken during the period of advance and initial preparation works by the contractor. Access was possible throughout the building and in many areas we were able to view areas of the underlying fabric where finishing materials removed to gain a better understanding of the construction.

1.4.5 This specified level of recording did not require additional research beyond that contained within this report. We have conducted archive research only, of map regressions and reliable documents readily found within the Southampton archives. It was considered that any further research would not provide any information that would aid this report.

1.4.6 Drawings provided by the contractor have been used to indicate room locations and subsequently building and development phases. Where necessary the drawings have been altered and adjusted to show what was seen at the time of the survey.

1.5 Survey Information

- Premises inspected: 5 Carlton Crescent
- Location: Southampton
- Grid Reference SU 4201 1283
- Site Code SOU 1730
- Planning Reference 14/01795/LBC
- Client: Oakdene Limited
- Current Use: Vacant
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCI*f*A, R Sparkes AssocRICS
- Inspection Date: 3 June, 2016
- Listed Building? Grade II
- Registered Park / Garden .No
- Scheduled Monument .No
- Conservation Area? Yes
- AONB / National Park? No

2 GENERAL

2.1 Location

2.1.1 Carlton Crescent runs in a gentle curve from London Road north west to Bedford Place. It was built piecemeal over the period 1825 to 1842 in a variety of types of buildings, all of which are now Grade I, II* or II listed.

2.1.2 There are a series of attractive large detached three-storey villas, e.g. N°s 5, 6 and 7 on the north eastern curve of the street, and some terraces, such as N°s 17-22 at the Bedford Place end of the street. There are also some attractive individual buildings, including Carlton Lodge situated on the south corner with Bedford Place, Avondale House, situated at the apex of the junction between Carlton Crescent and Carlton Place, and no. 29, sometimes known as Lampugh House, situated on the south west side of the street. The original N° 1 situated on the north corner with London Road is now styled as 77 London Road.

2.1.3 In spite of the variety of types, the consistency of style and materials gives the street an attractively unified appearance. It was described by David Lloyd (*Building of England: Hampshire and the I.O.W*.) as “the most spectacular piece of Regency development in Southampton”. A number of architects were responsible for the design of the buildings, but only one, Samuel Toomer, can be identified.

2.1.4 The crescent, which established itself as the “genteel upper part of the town”, was developed at the end of the spa period when Southampton was still regarded as a fashionable resort. The houses were planned for gracious 19th century living and were favoured by army and navy officers, professional men and successful businessmen, looking to move up the social order. In the 20th century most of the buildings were converted to office use. The street, however, retains much of its original character. It was designated a conservation area in 1972.

2.1.5 For the purpose of this survey we have taken the front of the property to be nominally west.

2.1.6 Carlton Crescent is thought to be situated on a bedrock geology formation known as ‘Wittering Formation’ this is a composition sedimentary bedrock formed of sand, silt and clay. Above this the superficial deposits are thought to consist of ‘River Terrace’ deposits of sand and gravel.

2.2 Description

2.2.1 The building is a detached property with a single storey wall attaching it to its neighbour on the northern side. The building consists of five floors, basement, ground, first, second and third.

2.2.2 Built circa 1830, according to the listing, the building is of mostly brick construction, rendered with rustication details to the basement and ground floors. The front facade continues up past the roof line to create a parapet wall. There are large sash windows to the front.

2.2.3 There is a light well to the front of the building this provides access to coal stores, which run west under the adjoining pavement. Across the light well is a small bridge providing access to the front ground floor entrance.

2.2.4 To the rear of the property there is a modern lift shaft providing access to all floors.

Fig 2.2; Street elevation view

2.2.5 Two chimney stacks run up the north and south sides of the building, these provide fireplaces to each floor in these locations internally however, no original fireplace surrounds were seen.

2.2.6 Internally the building has few historical decorations remaining.

2.3 Description reference plans

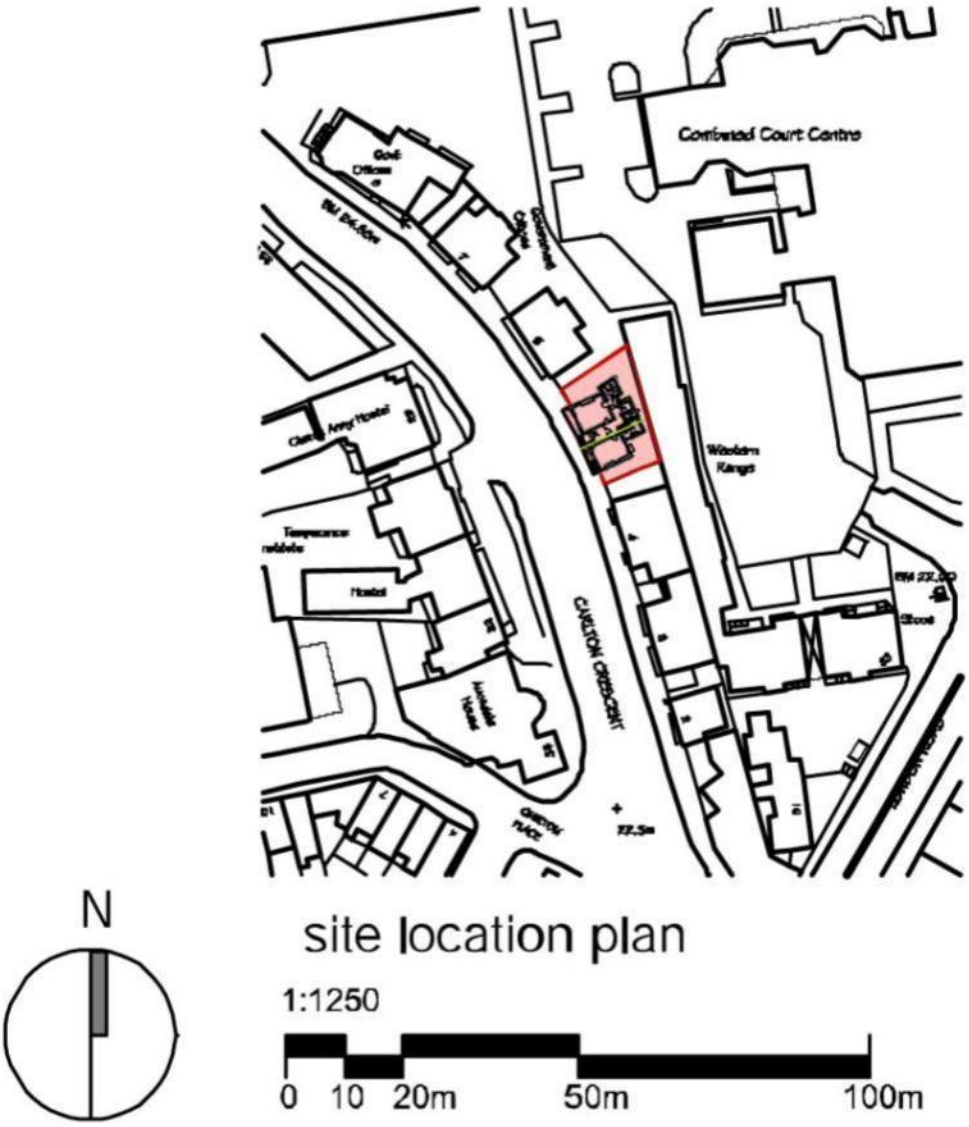


Fig 2.3a Location plan at 1:1250 scale with the site highlighted in red.

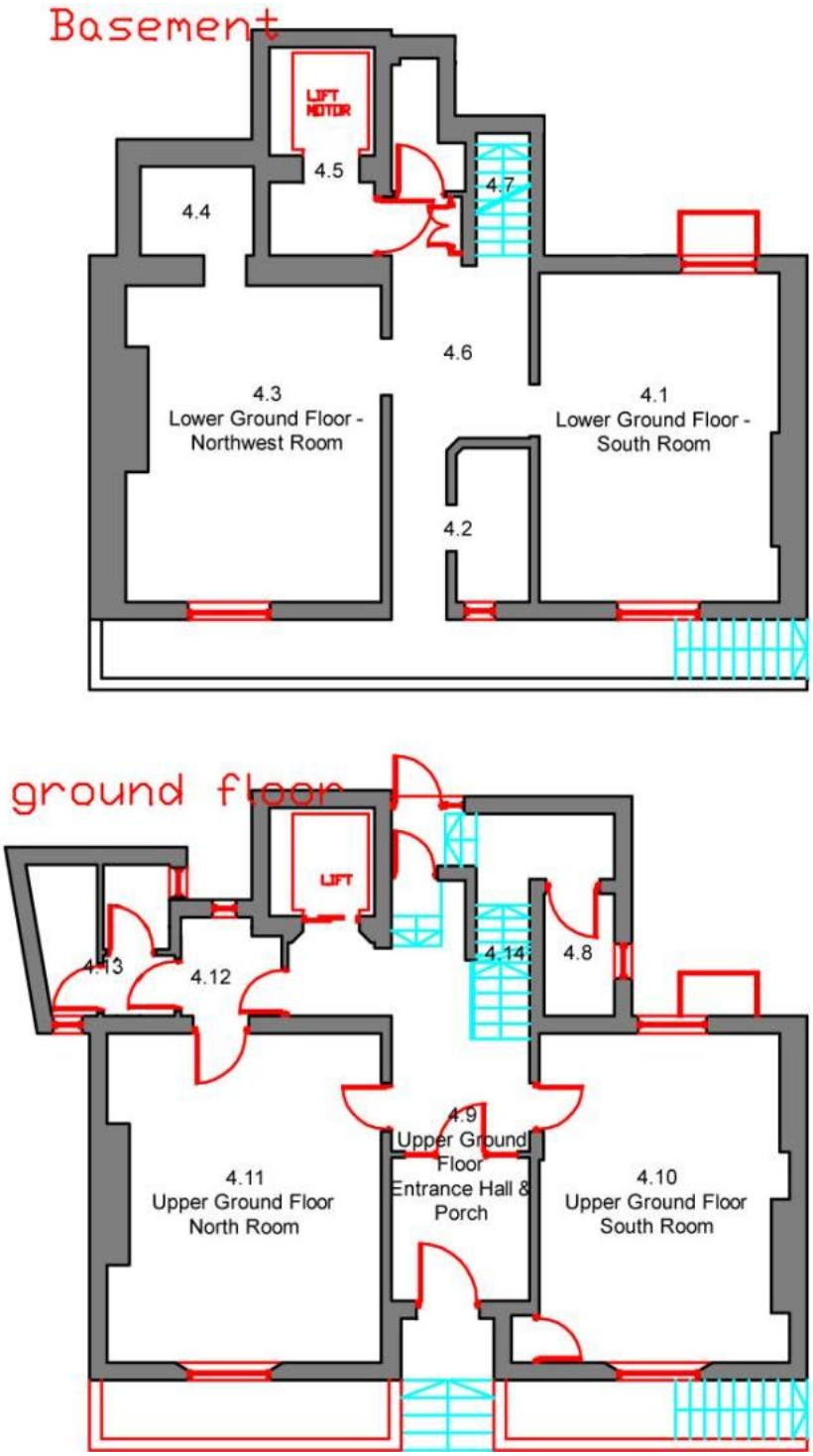
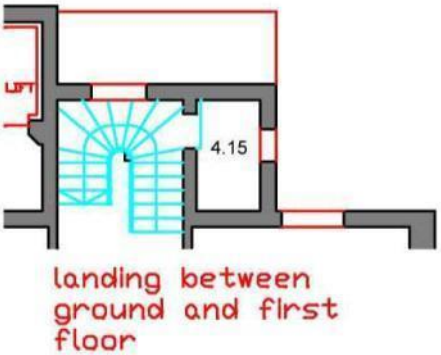


Fig 2.3b; Basement and Ground Floor room labels relating to report



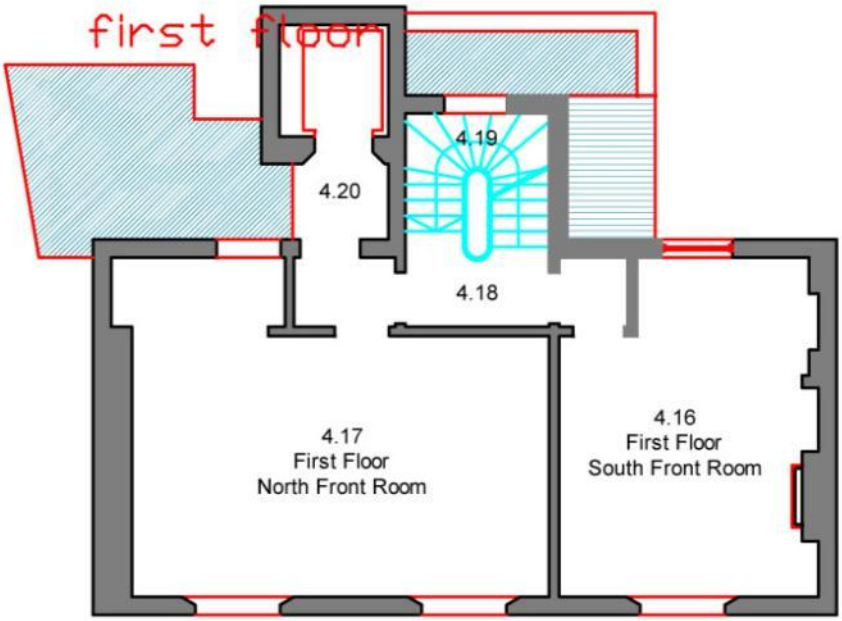


Fig 2.3b; First Floor and Landing between Ground and First Floor, room labels relating to report

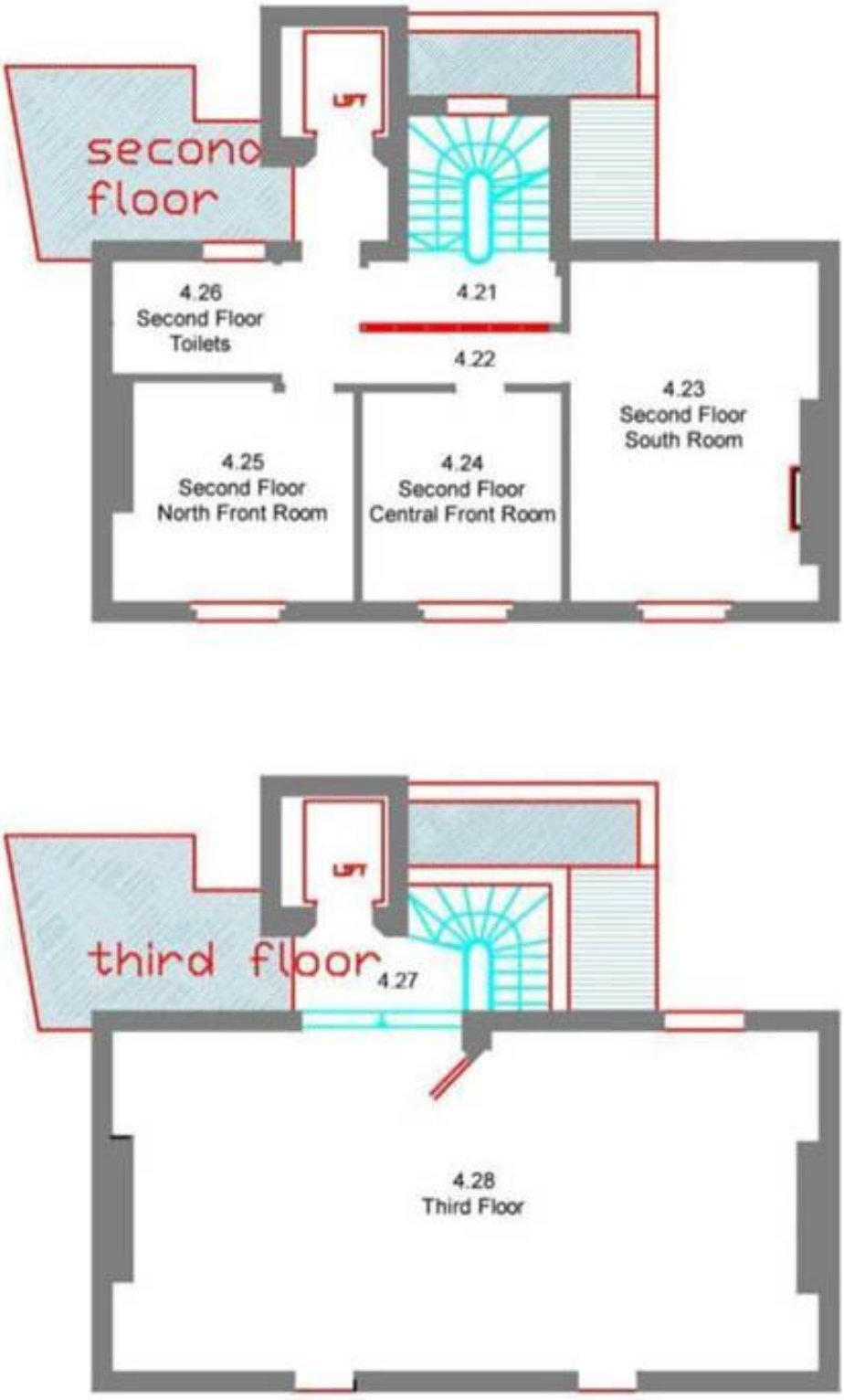


Fig 2.3c; Second Floor, Third Floor, room labels relating to report

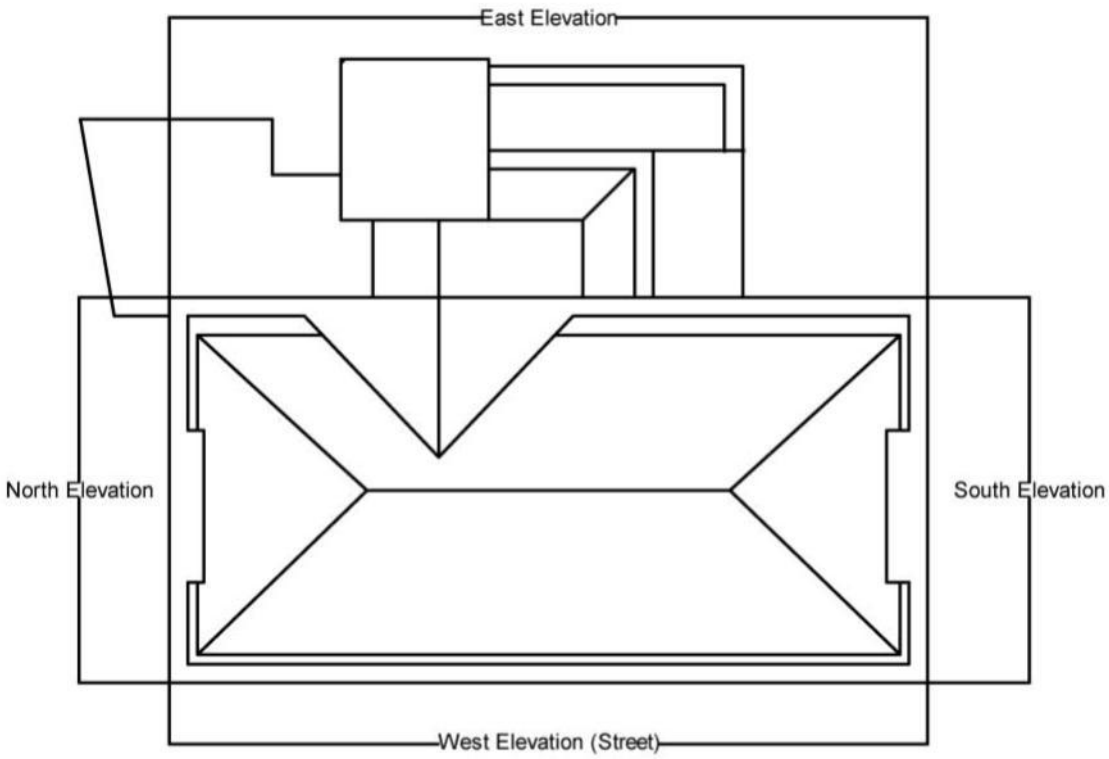


Fig 2.3d; Roof Plan, Elevation labels relating to report

3 EXTERNAL INSPECTION

3.1 Main Roof

3.1.1 The main roof is a hip ended structure that has a lead lined gutter to the back of the parapet that runs all around the roof. The exception to this in the centre of the rear slope where there is a glazed return roof over the lift lobby to the third floor that abuts the lift shaft.

3.1.2 The rear roof over the lift shaft has a terminal cap of lead. The glazing to the link roof to the third floor is finished with anodised aluminium sections externally and a lead collar at the junction to the main roof.

3.1.3 The roof slopes are covered with a pale grey slate of a heavy surface texture type with riven edges. This is of a type that could either be a Cornish Delabole or Cumbrian Fell type. The hips and ridges are capped with modern machine made angular clayware ridge tiles these have been mortared together with a heavy cement type mortar and these are supported by modern galvanised hip irons at the bottom of the hips.

Fig 3.1; Main roof and south chimney

3.1.4 On the front elevation of the building two modern dormer windows project out through the slope of the roof. These have a flat top with a roll leads and lead dressed cheeks and front face.

3.2 Ancillary Roofs

3.2.1 The roof over the northeast corner extension is a flat roof covered with asphalt and that runs to the north eaves where there is a lead dressing into guttering. The rainwater goods are of half round section PVCu gutters connected to a circular section downpipe that runs down to a gulley at the base.

3.2.2 The extension to form the lift lobby has a flat roof covered with bituminous felt and an up-stand parapet which is dressed in lead.

3.2.3 The roof over the mezzanine toilet unit to the rear of the property is a mono pitched structure with lead flashings to the top and side where it abuts the main house. This is covered with blue/blue grey slates, some of which appear to be original, with those to the perimeter being more modern replacements. This roof drains to an eaves that is fitted with modern PVCu guttering and downpipes.

3.3 Chimneys

3.3.1 Projecting up through the north wall to the parapet there is a chimney stack and this contains four flues and each of which is capped with a clay flue terminal. Two of these are of a traditional Hampshire pattern and two of which are modern Staffordshire type pots. Two of these pots are fitted with bird nests preventers and one pot is fitted with a cowl of a Fareham type. The two traditional pots are of a semi barrelled type with thumb or cable decoration band to the top over a double scribed line.

3.3.2 The chimney stack at the south end of the building contains six flues with flue terminals to the tops of them all. Apart from one these are all of a traditional Hampshire and particularly of a Fareham type pot and all have cowls over them of which three are Fareham type decorated terminals with white clayware slip decoration.

Fig 3.3; Chimney pots, north chimney

3.4 Rainwater Goods

3.4.1 The valley gutters all the way round the perimeter of the main roof are lined with lead with steps set within them at reasonable distances and this lead, as seen internally, is supported on modern plywood on softwood bearers.

3.4.2 The main roof parapet gutter has outlets to the rear. At the south end the gutter discharges into a large semi conical hopper head of lead that empties into a cast iron downpipe. At the north end this discharges into a smaller more standard modern section or box type hopper head and then connects to a downpipe.

3.4.3 All the significant rainwater downpipes around the building are in modern cast iron units that have been painted.

3.4.4 The rear lift shaft roof has an eaves with half round section PVCu guttering to the perimeter and similar circular section downpipes.

3.4.5 Sanitary fittings around the roof throughout are all in PVCu modern push fit or glue connected units.

Fig 3.4.2; Hopper head to rear of building

3.5 External Walls

3.5.1 The front elevation is of painted render replicating rusticated stonework from the basement floor external level and then up to approximately 1.0 m above pavement level. This shows as dressed stone blocks that have subsequently been heavily over-painted. There are heavy key stones to the heads of the windows on the front elevation that are moulded out of this render.

3.5.2 Above the stonework running up to a string band at first floor level on the front elevation there is deep recessed rendering to resemble recess jointed ashlar stonework. This has all been painted in a traditional manner. From above the first floor string line below the parapet at the top the walls have been finished with a smooth render all of which has been painted.

3.5.3 Running up the front of the building above the recessed course and the string line at first floor level are applied pilasters. There is one on either side of the centre window and one on the front face at each return to the sides. At the heads, these finish to a moulded cornice and the string line running through at approximately third or attic floor level with a reduced string line below that. The head of the wall is finished with pre cast concrete coping stones.

Fig 3.5.4; North flank wall

3.5.4 The north flank wall to the main part of the building is in plain render for the full height with an applied pilaster on the front face return, but not to the rear. This area has been scribed out to resemble ashlar stonework, but shows many signs of patch repair to the render behind the decorations. Running up this face are blind windows at approximately each major floor level.

3.5.5 The south return wall is plain faced with no applied decoration to it. Below first floor level there is a series of blocks that project out from the face of the wall and 400 mm above those there is what appears to be horizontal lines within the render. Together this could indicate where at some point in the past there has been some form of lean-to or mono pitched roof attached to this side of this building. This roof would have had a timber plate supported on these corbel blocks and held back to the wall face with hook ties. The render joint above is in a position where flashings or roof coverings would have run through at the roof covering junction would have originally been dressed.

3.5.6 The walls to the rear of the building from the northeast corner around to the southeast corner are generally all in brickwork apart from the modern attached lift shaft that runs up on the northern side of the original staircase tower to the back. This is all rendered from first floor level to the upper section.

3.5.7 Brickwork to the stairwell to the rear of the building is laid in Flemish garden wall bond with flat angled arches over all the windows. All of this has been pointed with a modern cement type mortar.

3.5.8 The extension to form the lift lobby has been extended across the rear of the staircase extension at ground level only. This rear extension then forms part of the lobby over the basement ground floor stairs and access into the mezzanine between ground and basement floor levels.

3.5.9 The new lift shaft rises beside the earlier staircase tower for the full height of the rear of the building. This is all in modern construction with a large glazed panel window running up the junction between the rear wall of the main house and the lift shaft on the south wall in the link block between the two. This rises up to a roof that is capped with pale grey natural slates with a pyramidal roof but no ridge cappings to the joints within it.

3.5.10 Extending off the rear elevation on the northeast corner is an extension that contains the ground floor toilets. The external walls have been rendered and painted on the street and north side and on the rear (east) side there is painted brickwork.

Fig 3.5.6; North elevation

Fig 3.5.10; Brickwork to ground floor northeast extension, east external wall

3.5.11 The rear extension on the southeast corner of the building forming the mezzanine level is built in brickwork as an addition to the rear staircase extension. New windows have been inserted on the side walls as can be seen by a change in the style and form of the brickwork and the use of modern lintels over the heads. This side flank has been painted as has the return ground floor part of the main building from basement light well level up to approximately upper ground floor ceiling level.

3.5.12 In the external light well the walls are of brickwork that has been painted.

3.5.13 On the front elevation to the head of the north and central windows are brackets of wood that are thought to have originally supported awnings to provide shading to these windows in the summer. Below these at lower levels there are hooks attached to the window frame where the ropes operating these awnings would have been secured.

Fig 3.5.13; wooden awning brackets

3.5.14 On the front street elevation the three windows to the first floor have modern Juliet balconies. These can be judged as modern from their style and appearance. This has further been confirmed by the lack of Juliet balconies within archives photos found, please see Fig 6.2.4.

3.6 Windows

3.6.1 In the light well to rear wall there is a standard joinery single glazed window with a fan light in the upper section. This has a security grill fitted internally.

3.6.2 The front basement floor windows are painted timber single glazed vertical sliding sashes with moulded glazing bars and matching moulding to frame. These have an adapted and altered window box internally with modern profile ogee architrave to perimeter and are all fitted with modern ironmongery parting beads outside quadrants and security bolts.

3.6.3 The rear mezzanine level toilet (room 4.8 on annotated plans) has a standard joinery single glazed casement window with fanlight set inside wall underneath a Catnic or similar modern steel lintel.

3.6.4 The front ground floor windows are all large pane modern vertical sliding painted timber sashes with double glazing units fitted within window boxes possibly original pattern.

3.6.5 A painted modern one over one pane vertical sliding timber sash window is situated to the rear of the ground floor south room, (4.10).

3.6.6 A modern standard joinery single glazed window with opening fan light and security bars fitted across its frame in rear wall is fitted to the upper ground toilet lobby (room 4.12 on annotated plan).

3.6.7 The ground floor window in south wall of the toilets (room 4.13 on annotated plan) is a single glazed fan light top window with quadrant moulded frame to which security bars are fitted with modern stand alone ogee profile architrave lining internally. This window is of a form and type that could possibly date to either the 1930s or 1950s.

3.6.8 The window in the wall to the front of the ground floor toilet (room 4.13 on annotated plan) is a standard joinery double glazed casement with fan light to the top and modern brass ironmongery with security bars fitted internally.

3.6.9 The main staircase window between the upper ground and first floors is of a pattern similar to that noted in basement with four glazing bars and frame surround. It is fitted with modern ironmongery security bolts etc.

3.6.10 There is a modern, standard joinery single glazed window in the south wall of the toilet at mezzanine level between the ground and first floors (4.15).

3.6.11 The window in the rear wall of the south first floor room is an adapted small pane window with plate glass to its lower section where glazing bars have been removed. It is possible to see the original glazing bar positions within the side and bottom rail of the frames. This would have previously matched the small pane arrangement in upper sash.

Fig 3.6; Example of front elevation window

3.6.12 Front sash window to the south first floor room is single glazed to both upper and lower sashes. The bottom is a sash modern reproduction unit with heavy non

matching glazing bars of an inappropriate section and profile. The upper sash has been much repaired with replacement glazing bars in an appropriate section and non matching to centre rail.

3.6.13 Both windows to the first floor north front room appear to be original single glazed vertical sliding painted timber sash windows as that described within the south first floor room and both the upper and lower sashes appear to be original

3.6.14 Glass quality in all of the first floor front windows is very even and clear and would suggest that these have all been re-glazed in modern glass.

Fig 3.6.18; Sash window to second floor (room 4.26)

3.6.15 The rear window to the first floor north main room is of a six over six pattern formation with similar glazing bars to that used elsewhere. Most of the glass within the window appears to be very even and consistent with only one pane perhaps being vaguely historic.

3.6.16 The first to second floor staircase window in the centre section on the rear elevation is in two sections where it breaches across the stairs where they rise from the first to second floor. The lower sash is a modern reproduction unit quite similar to the apparently more original sash in the upper section.

3.6.17 The second floor south, central and north room windows to the front are vertical sliding painted timber sash windows with modern sashes, with poorly reproduced profile glazing bars of large section, standard joinery profile.

Fig 3.6.20; blocked window in east elevation, north side of lift shaft, third floor

3.6.18 The window in the rear wall of the second floor is a traditional vertical sliding sash in two sections with a three pane to the upper section and a three over three to the lower section with traditional timber glazing and glazing bar profiles. This is in room 4.26 on plan.

3.6.19 On the third floor the southern dormer window contains a modern vertical sash window with glazing bars of a modern standard joinery profile set within a modern standard joinery box. The window in the north dormer is horizontal opening

casement in modern standard joinery profile glazing bars in a modern frame of a somewhat crude and heavy nature and form.

3.6.20 The window in the rear wall of the third floor is possibly a repositioned, reclaimed window as this contains apparently traditional pattern glazing bars and profile to the window and is all single glazed. On north side of the lift shafts there is a blocked up window opening to the third floor and this appears to be in a position where a window was previously and has subsequently been filled in since the rebuilding of this upper section of the block.

3.6.21 Set within the rear main roof slope is a modern Velux style window.

4 INTERNALS

4.1 Basement Floor South Room

4.1.1 This has a modern concrete floor with epoxy screed finish over concrete base.

4.1.2 All the walls are dry lined with an over polythene damp proof membrane (DPM) fixed directly to the internal face of the external brickwork. The north wall is in brickwork that has been stripped back and from which part of the damp proof membrane has been removed, but is still visible at the junction of the wall to the front.

4.1.3 There is evidence of historic resin or similar mortar render water proof tanking to the base of the wall. Drill holes in base of the walls above the floor slab indicate where there is an injected damp proof course (DPC) in the wall.

4.1.4 The end of a steel beam from adjacent room (4.2) is cut into the north wall at high level adjacent to end of historic timber beam.

Fig 4.1.4; end of steel beam within north wall

4.2 Basement Floor Central Front Room

4.2.1 The floor is of modern concrete construction with the remains of earlier brick wall showing from the alignment to left hand side of door to the front access well.

4.2.2 There is evidence for a doorway in the west end of the north wall.

4.2.3 The internal walls are dry lined to the south corner room. The front wall has modern hard gypsum type plaster over a DPM where this is visible. Brickwork behind is in traditional clay bricks laid in lime mortar.

4.2.4 Evidence for removed resin mortar damp proof tanking is seen to base of the wall to the north front room and also an injected damp proof course is evident to base of the wall.

Fig 4.2.4 north wall

4.2.5 There is a blocked doorway to the north room at the front end of the wall adjacent to front door.

4.2.6 The first floor is carried onto an original timber beam (RHS of Fig 4.2.6) towards the street side of the room. This is in a rough section with timber packings over this to the underside of the floor joists. A new steel RSJ is inserted alongside it with a secondary steel beam from an earlier insertion at approximately the core of wall.

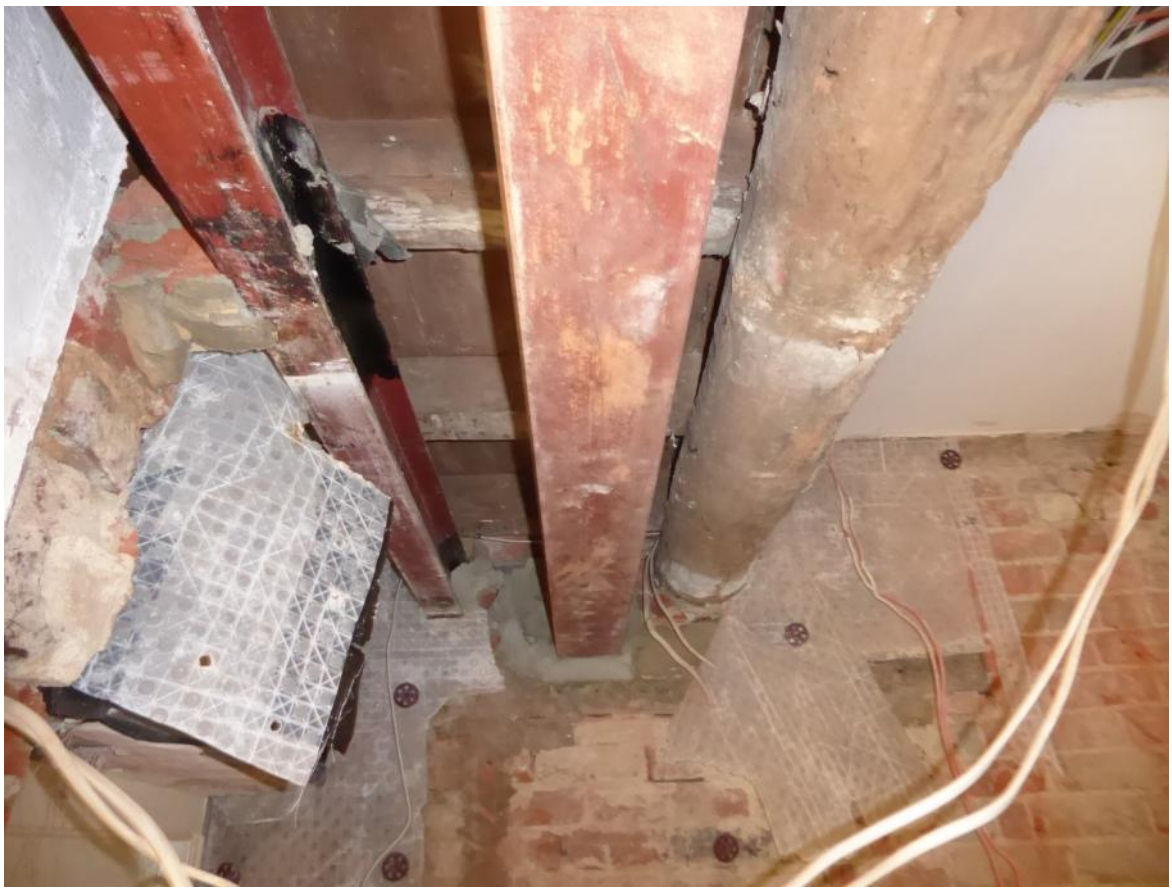


Fig 4.2.6; beam arrangement in ceiling of room 4.2

4.2.7 The ceiling is of plasterboard fixed to the underside of original timber floor joists above, where there is evidence for an earlier lath and plaster ceiling.

4.2.8 The window to the light well is a single glazed Crittal type metal casement window.

4.3 Basement Floor Northwest Room

4.3.1 Generally the exterior walls are dry lined as noted for the front rooms. The wall to the central corridor area has been stripped of its finish to reveal bare brickwork laid

in nominal English bond. There is a blocked up doorway at the street end of this wall, with the remains of timber lintel over.

4.3.2 The floor and ceiling are generally as noted for southwest front room.

4.3.3 There is a residual encased chimney breast on north wall

4.3.4 Modern plain timber skirting boards are fixed to base of the walls all the way round.

4.3.5 The doorway to the rear room is of standard joinery and has an ogee profile architrave to a modern door lining. The door opening to the central corridor area has a modern door lining with standard joinery architrave.

Fig 4.3; general view of basement northwest room

4.4 Basement Floor Kitchen in Northeast Corner

4.4.1 The walls are finished with a modern lined gypsum plaster finish all the way around and the floor is of solid construction with modern ceramic tiles to base.

4.4.2 The south wall between the return construction joint and inner room is in modern concrete blockwork this runs from a vertical construction joint.

4.4.3 The ceiling is generally as that noted elsewhere through basement floor.

4.4.4 There are the remains of where modern kitchen units have been removed from this area exposing concrete floor below and modern wall plaster behind.

4.5 Lift Motor Room

4.5.1 This has a modern step over threshold from the inner corridor on the basement floor onto a concrete floor with bitumen or similar paint finish.

4.5.2 Walls on two sides are of modern concrete blocks that have been painted. Former internal walls are of a hollow construction with a gypsum plaster render, all of which has been painted.

4.5.3 The ceiling is of plasterboard fixed to underside of upper ground floor joists over.

4.5.4 The door to the front is a modern standard joinery flush fire-stop door set within a modern standard joinery door lining with an architrave over and around it.

4.6 Basement Floor Central Corridor to Base of Stairs

4.6.1 This extends from the central front room through a door opening into the area to the rear.

4.6.2 The floor throughout the area is of concrete with epoxy self-levelling screed to the top with modern glazed ceramic tiles laid over the area to the rear

4.6.3 The walls are either solid construction with modern cement render and gypsum plaster finish or hollow lined as noted previously for internal walls.

4.6.4 The ceiling is of modern plasterboard.

4.6.5 The door opening between the front and rear sections of the area have modern standard joinery door linings with modern standard joinery quadrant bead architrave. No doors were fitted.

Fig 4.6; general view of Basement floor central corridor

4.7 Basement Floor to Ground Floor Stairs

4.7.1 There are concrete steps that rise to a mezzanine landing at intermediate rear level of solid construction. The stairs pass through external wall in their upper level through a possibly enlarged former door opening that has a modern concrete lintel over.

4.7.2 These are modern solid construction stairs set within walls with modern hard cement render and gypsum finish.

4.8 Rear Mezzanine Level Toilet Between Basement and Ground Floors

4.8.1 Opening off rear mezzanine landing is a modern door opening in apparently a former external face of wall that is now enclosed within part of the modern staircase addition. This is fitted with modern standard joinery door lining with quadrant bead as an architrave.

4.8.2 The floor is of modern concrete with modern glazed ceramic floor tiles.

4.8.3 Walls internally lined with dry lining and plasterboard with skimmed finish over external walls on plaster dabs. Modern standard joinery skirting boards are fitted to the base of the walls at the landing level.

4.8.4 The window to the south wall has security bars fitted internally.

4.8.5 Ceiling is of modern plasterboard on apparently modern timber joists.

4.9 Ground Floor Entrance Hall and Porch

4.9.1 This has a suspended timber floor surfaced with modern ceramic glazed tiles running through from an inserted mat well with stainless steel edging in front of the front door through to the head of the stairs from the basement floor to the rear. It also extends into the rear lift lobby and lobby to the toilet.

4.9.2 There are glazed doors with floor springs set within a frameless glass screens positioned under an arch between the front and central sections of hall. The arch has a modern moulded timber surround and has all been painted.

4.9.3 The front part of the porch walls are of solid construction with a plaster and paint finish with a modern dado rail and modern profile skirting boards to the base.

4.9.4 Door linings to the interior of the front doors is a modern joinery reproduction of a mid 19th century pattern with roundels at the top and bolection type moulding to sides and head rails.

4.9.5 The fan light to the front door is a modern single glazed unit over the head of modern six panel door with modern ironmongery and other fittings including door close to the top.

4.9.6 The moulded plaster cornice around the wall head to the ceiling has an egg and dart mould to the lower section with flat rose design to the corners and diamond fret borders to the sides. This is possibly all new moulding as joints were visible within the construction on individual section panels and in some places where it has been damaged modern support timber was seen behind.

4.9.7 In the central and rear section of the hall the walls are all finished with modern paint on a gypsum type plaster over skirting boards that match that to front. A modern standard joinery dado rail runs all the way around central and rear part of hall.

4.9.8 The door linings and surrounds are in modern joinery items to all the openings.

Fig 4.9; general view of front entrance door

4.10 Ground Floor South Room

4.10.1 This has a suspended timber floor covered entirely with plywood.

4.10.2 The walls are all of solid construction with a modern gypsum plaster finish and has standard joinery profile picture rail running around at window head height. There is a deep skirting board to base of the walls and some sections may be original such as on the hall wall and in other places it has a reproduction top moulding and replica style.

4.10.3 Modern joinery door linings and door surrounds generally as that noted within entrance hall are fitted to all openings where the doors have been removed.

4.10.4 There is a moulded plaster cornice all the way around the ceiling that may be original. Within this the ceiling is of modern plasterboard with ghosting on board joints across surface.

4.10.5 The internal reveals of the windows have shutters to the sides that are all fully painted up as the hinges are visible, but the shutters are not operable. The surrounds to the windows are apparently original and are of a type noted elsewhere, but with more original type bases to skirting level.

Fig 4.10; general view of south room, ground floor

4.10.6 At the front end of the corridor wall there is a four panel door with recessed panels fitted within an architrave of a plain type possibly of mid to late 19th century style. This has a smaller hatch mounted above the picture rail and below the cornice and is possibly the position of a former dumb waiter connection from the service floor below.

4.11 Ground Floor North Room

4.11.1 This is generally as that described for the ground floor south room with a plywood covered floor, window case with shutter boxes etc. It has a picture rail running around at approximately window head height, but has no cornice to ceiling. The ceiling finishes with a plain coving and is of plasterboard shown by hairline cracking on straight plasterboard joints.

4.11.2 Door lining and door case to the hall and toilets to rear are all modern standard joinery items and surrounds.

4.11.3 A chimney breast runs up the north wall and shows where a fire opening has been blocked up in the past and possibly where a fire surround and mantel shelf has been removed as stain marks on plaster finish.

4.12 Ground Floor Toilet Lobby

4.12.1 The floor is of solid construction covered with modern ceramic tiles as a continuation of surface from the rear part of the entrance hall.

4.12.2 The walls are all of solid construction apart from the dividing wall to the rear part of the hall, which is of plasterboard on modern stud work construction. Skirting boards are of standard joinery, torus moulding type, all of which have been painted.

4.12.3 The ceiling is of plasterboard.

4.12.4 Modern kitchen units with a single bowl, single drainer, stainless steel sink fitted to the top within a roll edge laminate worktop are situated along one wall.

4.12.5 Door linings to the openings off this area to the inner end of the hall are the north front room and the toilets all in standard joinery with quadrant bead architraves to the surrounds. The opening into the toilets is fitted with timber six panel door of possible late 19th/early 20th century pattern hung on a pair of modern steel butts indicating it has been re-used.

Fig 4.12; general view of ground floor toilet lobby

4.13 Ground Floor Toilet

4.13.1 This has a solid floor as a continuation of that from the toilet lobby with a similar finish.

4.13.2 The internal cubicle partitioning is in modern softwood structure with plasterboard finishes to both sides.

4.13.3 The main walls are all of solid construction with a modern plaster finish that has been painted.

4.13.4 The ceiling is of modern plasterboard that has been painted.

4.13.5 Modern sanitary fittings include low level W.C. suites with hidden cistern within back ducts and ceramic vanity basin set within tops to vanity units.

4.14 Stairs From Ground to First Floor

4.14.1 This is a set of timber stairs that run round in a sweep at the rear end of the entrance hall. These are of softwood timber construction that have been painted in the past and subsequently the treads have been fitted with plywood and Ferrodo type non slip nosings to the front with aluminium trim and fixings. They consist of a straight flight to approximately upper mezzanine level and then they turn around the centre handrail and rise in another short flight to the first floor. There are tapered steps or winders evenly spaced from the centre all the way up and together with the handrail to the adjacent balustrade on the outer face forming a helical pattern.

Fig 4.14.2; Scroll end of handrail of staircase

4.14.2 The handrail is of possibly South American mahogany as can be suggested by the colour and the graining of the timber from a scroll end at the base that is mounted on a turned newel post and around which fine timber square section balusters rotate and are supported on a scroll foot at the base. This then runs as a continual sweep up the stairs from this position. The central newel posts and base scroll are severely over-painted so much detail is lost. From that the handrail and balustrade sweep up to the upper floor landing where it then rotates around the stairwell and continues to the floor above.

4.14.3 A timber stair string with moulding that is apparently original runs up the outside of the staircase all the way around.

4.14.4 The walls all the way up are of modern gypsum type plaster to the sides with possible original plaster to the rear wall over and below the window. The window has a plain internal lining with simple reveals which have been much over-painted.

4.14.5 The ceiling over this area is the underside of the staircase that rises from the first and second floors as a continual sweep with this being apparently in original lath and plaster and transition between plains to the underside of the staircase.

4.15 Mezzanine Floor Between Ground and First Floors

4.15.1 This is approached by a door off the centre section of the ground to first floor stairs in the position of the winders and contains a toilet area.

4.15.2 The floor is of modern construction with plywood finish to the top over a suspended timber structure that is a step down from the staircase landing.

4.15.3 Door lining internally is a modern standard joinery splayed and rounded architrave Walls modern gypsum plaster finish with glazed ceramic tiles behind the fittings.

4.15.4 There is a skilling ceiling (where the ceiling follows the underside of the roof slope) and is all of plasterboard as can be seen by straight line cracking on plasterboard joints.

4.15.5 There are security bars fitted across the window to the south wall internally.

4.15.6 Modern sanitary units fitted, with a vanity unit to one side

4.16 First Floor South Front Room

4.16.1 The floor is a suspended timber structure with softwood, fairly straight grain boarding approximately 200 mm wide showing signs of historical staining and paint finishes. There are indications of where boards have been lifted and replaced possibly for installation of services within the floor void. Some patch repairs and replacement boarding with alternative forms of timber board have been made within the surface.

Fig 4.16; view of south wall front south room, first floor

4.16.2 The walls are all of solid construction with generally original lime plaster finishes to the face that has subsequently has been painted. There are some areas where patch repairs have been undertaken in modern gypsum plaster.

4.16.3 There is evidence for where a wall originally divided the room from the rear corner of the chimney breast on the east side and then ran across to meet the north wall and so formed an entrance lobby in this location. This would have also formed a

rear room in the corner with its own fireplace and was possibly either a dressing room or a nursery associated with the larger bedroom.

4.16.4 The ceiling is a modern plain soffit with moulded plaster cornice to the surround that appears to be a modern replica as indicated by straight joints running across it in locations, seen as cracking and movement in the structure. This has evidently been altered and adapted as it now follows the present ceiling line around the entrance lobby with no allowance for the removed earlier wall.

4.16.5 Where a section of the cornice have been taken down this was shown to be a modern pre cast cornice that has been screwed into position using modern screws with cross heads. This would indicate that most of the cornice round this room has been replaced following the removal of the dividing wall to the rear section.

Fig 4.16.6; window to the front of the south front first floor room

4.16.6 The window to the front possibly has the original linings to the side as well as blind shutter boxes on either side. Adaptations to base have been made where some of low level entablature has been removed and replaced with modern skirting boards.

4.16.7 The head of the window lining is probably original and is of a similar pattern as noted elsewhere. There are curtain hold back hooks to either side of window and these are fixed to the window case.

4.16.8 On the south wall at the rear end is a fireplace with cast iron grate and hearth unit set within it of late 19th century pattern.

4.16.9 The fireplace in the front section of the south wall has a modern reproduction grate and hearth set within a painted, moulded stone surround with stone mantel shelf set over the original stone or concrete hearth within the floor.

4.16.10 To the west side of the chimney breast is built in a wardrobe of late 19th/early 20th century pattern with a painted front and interior. It has a single panelled door and replica hinge down the front below which would have originally contained a drawer.

4.16.11 The rear window surround is possibly original, although with modern alteration and addition.

4.17 First Floor Front North Room

4.17.1 This room incorporates what was originally a small room in the northeast corner that was possibly a toilet. There is an archway that has been cut through the single dividing wall between the two and a modern stud partition wall of plasterboard on a softwood framing has been formed to the landing following an alcove in this position. The present doorway from the landing is in a modern position having been moved from a former position directly opposite the head of the stairs. Therefore when entering the room one would have been opposite the central window in the main facade.

4.17.2 All the walls apart from that to the landing and internal rear walls are in solid construction mostly with lime plaster finish, but in areas this has been patch repaired with modern cement renders and gypsum finish. The internal wall to landing is in lath and lime plaster as can be seen where impact damage has occurred in upper section of this on both sides.

4.17.3 The ceiling is a flat soffit of plasterboard with hairline cracks on board joints. Around the ceiling is a decorative plaster frieze and cornice that appears to be of

modern construction with straight joints seen across joints within it on regular intervals of approximately 1.0 m.

Fig 4.17.3; Decorative plaster frieze and cornice

4.17.4 Skirtings around the base of the walls are deep section type similar to those seen on the ground floor where some of which is original and some is replacement particularly where these have bridged across what would have been fire place openings in the north wall. Alterations also occur to the skirting boards to the front wall below windows where some of the lining have been removed.

4.17.5 The original door lining from the landing appears to have been relocated over the modern door opening from the original and the skirting board continues across where the earlier doorway has been removed.

4.17.6 Both windows to the front are fitted within blind shutter boxes much as that described within the south first floor room and apparently have the original surrounds to the windows in the centre window. Both upper and lower sashes

have modern ironmongery and security bolts etc. fitted. The same consideration applies to the northern window which is also all original.

4.17.7 The rear window to the main room is fitted with modern ironmongery with apparently modern box lining.

4.18 First Floor Landing

4.18.1 From here the stairs rise to the second floor or drop to the ground floor.

4.18.2 This has a floor of a suspended timber structure covered with timber boards approximately 200 mm wide although with many replacement boards. Some are of varying widths and somewhat narrower.

Fig 4.18; general view of first floor landing

4.18.3 The walls on either side are of solid construction, but that to the front room is of lath and plaster with a modern skirting board to the base that maintains the profile seen within the string of the main staircase. A change in the plaster construction within the face of this wall shows where the original door to the front room has been blocked up and finished with modern gypsum type plaster in a wall that is otherwise finished with traditional lime plasters.

4.18.4 The ceiling is a flat soffit that has possibly been replaced in plasterboard as can be suggested by the straight hairline crack running across from the junction between the lift and the staircase soffit as it follows up to the upper floors.

4.18.5 The cornice around the ceiling perimeter is a fairly plain structure with indications of diagonal cut joints running across it, which would be consistent with replaced units in this area.

4.18.6 The door linings to the openings off of both sides are of a type and form that could be considered original and possibly mid to late 19th century and therefore applicable in this location.

4.19 Stairs From First to Second Floor

4.19.1 These are of a configuration generally the same as that noted for those from the ground to the first floor and primarily have a set of winders in the centre and short straight flights on either side. Their construction is generally as that noted for the lower section.

4.19.2 The walls are all of solid construction that have been finished with a modern hard grey gypsum plaster.

4.19.3 The ceiling over the staircase is similar to the underside of the stair soffit where this rises to the area above. This shows as a very even area under the straight flights with some hairline cracking where this transits into a helical curve and could suggest that the soffits to the straight flights have been replaced in modern plasterboard.

4.19.4 The window in the centre section on the rear elevation sits within an internal window lining which is all of modern form. It has been fitted with modern ironmongery and security bolts.

4.20 Lift Lobbies on all Floors and Lift Shaft

4.20.1 These are within a modern structure on all levels all the way up as part of the extension to the rear of the building and sits beside the staircase shaft against which it has been built at the rear of the property.

4.20.2 The lift is a hydraulic system operating from machinery within the lift motor room in the basement floor.

4.20.3 The walls are of solid construction with modern plaster finish. The doors to the lift are all modern lift unit forms.

4.21 Second floor landing

Fig 4.21.1; timber frame glazed screen

4.21.1 This area is divided into two longitudinally by a heavy timber frame glazed screen possibly that contains Pyram fire resistant glass within it and designed to form a fire proof barrier in this location.

4.21.2 This has a suspended timber structure with floorboards in softwood approximately 175 mm wide and show signs of movement, displacement and alteration.

4.21.3 On the landing in the corner adjacent to the stairs to second floor a modern cable duct runs vertically up the wall face.

4.22 Second Floor Internal Landing and Corridor

4.22.1 This was originally part of the greater landing, but shows where the original wall has been moved towards the front by approximately 170 mm all the way along across the central front room.

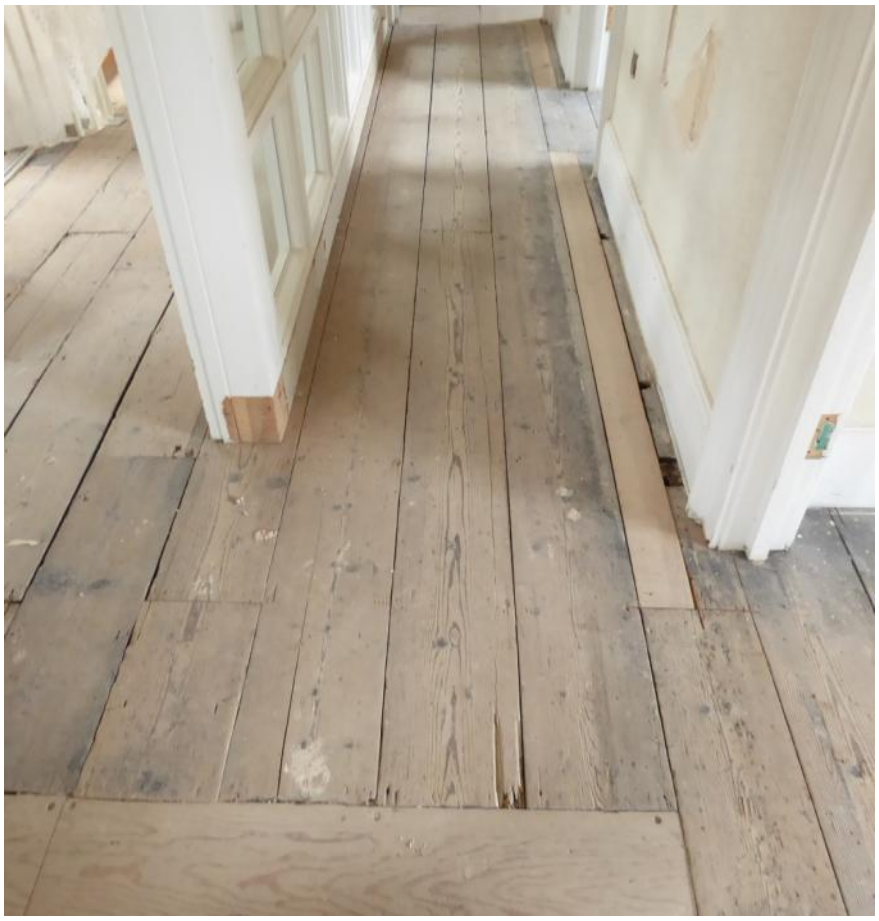


Fig 4.22; light floor boards showing where original wall would have been

4.22.2 Walls around this area all in new softwood stud construction with plasterboard finishes on both sides. There is possibly reused ogee profile skirting boards to the base.

4.22.3 The ceiling is of modern plasterboard with applied modern plasterboard coving to the wall ceiling junction.

4.23 Second Floor South Room

4.23.1 This has a suspended timber floor with boarding etc. similar to that noted on the landing.

4.23.2 There has been some replacement walling in this area. The walls apart from those to the interior are all of solid construction with plaster finishes that have been painted and what are possibly original ogee profile skirting boards to the base.

4.23.3 In the south wall is a rebuilt marble surround fireplace with apparently modern reproduction cast iron fire surround and hearth. Rebuilding is indicated by the side and cheek panels not being in their original position and showing much signs of mortar and adhesive staining on the surface. This sits over original stone or concrete hearth set within the floor surface.

4.23.4 The window to the front has window lining that are all modern units fitted with modern ironmongery and security locks with modern sash pulleys fitted within the sash box. This has had hardwood safety rails fixed across it because of the low sill to this room.

4.23.5 The wall to the front central room is stripped of its modern plasterboard facing to reveal load bearing softwood stud frame with diagonal bracing originally having had face of lath and plaster as indicated by staining on the timber possibly original skirting boards fixed to the base.

4.23.6 On the front side of the fire breast on the south wall a small cupboard is formed. This has a six panel door with timber moulding to the sides of the panels and plain panels in front with slight fielding to it. Timber shelving internally this would be typical of mid to late 19th century cupboard front that has had modern ironmongery fitted to it.

4.23.7 The ceiling is a flat soffit of plasterboard with modern plasterboard coving to the perimeter.

Fig 4.23.3; rebuilt marble fireplace

4.24 Second Floor Central Front Room

4.24.1 The walls apart from the front wall are all of hollow construction of traditional lath and plaster and both where they are exposed are double braced wall to the east room and a single braced wall to the north room. The wall having the lath and plaster still remaining is severely damaged towards the base and the upper section. In locations there is possibly the original skirting board still fixed to the base. The wall to the inner corridor is of modern stud partitioning with plasterboard on modern framing. To the front wall is of solid construction with a painted plaster finish.

4.24.2 The ceiling is as is that to the second floor east room.

Fig 4.24.1; exposed lath and plaster walls

4.25 Second Floor Front North Room

4.25.1 This is generally as that described for the second floor south room. Here the internal walls are still lined with plasterboard or plasterboard faced over lath and plaster construction and the front and north wall are of solid construction with modern gypsum plaster finish.

4.25.2 The ceiling is a flat soffit of plasterboard with plasterboard coving to the perimeter generally as that described previously.

4.25.3 Door linings are of modern standard joinery and have ogee profile architraves.

4.25.4 The window to the front is as that described for the south window at this level.

Fig 4.25.4; Window to the front of the north front room

4.26 Second Floor Toilets

4.26.1 These are a pair of toilet cubicles formed in the northeast corner of this floor with internal walls of plasterboard on modern softwood stud frame construction dividing these up and with external walls being largely in solid construction finished with lime plaster. Some of this has had patch repairs of modern gypsum plaster within it.

4.26.2 The floor is of suspended timber construction covered with plywood upon which ceramic tiling has been applied and subsequently removed showing adhesive and material from that.

4.26.3 The ceiling to both areas is a flat soffit of plasterboard over lath and plaster construction with modern plasterboard coving to the perimeter.

4.26.4 Door openings to the front are all in modern standard joinery linings with modern ogee profile architraves or quadrant bead architraves inside and out.

4.26.5 The window in the rear wall has been fitted with modern ironmongery and security locks.

4.27 Stairs from second to third floor

4.27.1 The upper landing level would be at a level that would approximate to the raised brickwork noted in the enclosure wall to the head of the stairs seen externally.

4.27.2 The walls to this section and the lower part are finished with modern hard gypsum type plaster and rise to a landing level just below third floor level.

Fig 4.27 stairs from second to third floor

4.27.3 The upper section of the stairwell walls are glazed with anodised aluminium framing containing double glazed units and this is all on a modern tubular steel support structure which then cranks over the lift lobby landing to support the roof structure above.

4.27.4 The roof over this area is all in anodised aluminium and steel work containing double glazed units that span over the whole of this area. Within this there are opening lights operated by a Teleflex or similar operating gear.

4.27.5 The staircase is a completely modern structure in softwood that replicates the staircase pattern from below to the upper level. The balusters are of a slightly lighter non matching profile to that below and the handrail is in a modern hardwood that has been stained and coloured to resemble the original, and may be a material such as iroko, sapele or similar.

4.27.6 The handrail from the staircase runs up and turns in a traditional manner towards the head of the landing to the lift where it runs out and abuts to a plain square somewhat utilitarian newel post that is built into and around the corner of the return wall at this level.

4.27.7 The landing at the lift lobby area is generally as that described for the lift lobby areas and the floor below and including the glazing on the west side and this matches that of the roof over the top area.

4.27.8 There are two steps through a very wide opening in the head of the wall opposite the lift lobby and head of the stairs that then gives access into the third floor area.

4.28 Third Floor

4.28.1 This area incorporates the whole of what would have been the roof space to the original building.

4.28.2 The floor is a suspended timber structure of plywood that may be on some form of steel structure below, but this could not be confirmed.

4.28.3 This is generally an open space that extends to the inner face of the perimeter walls and it is possible to see, particularly at the front and the sides, where the wall heads have been raised by two to three courses on the internal face. This is possibly means of raising the valley gutter to the perimeter of the roof externally to accommodate the need to raise the roof to allow the internal space to be used. The whole of the roof structure over this part has been raised possibly by approximately 450 – 500 mm as can be suggested by the traditional building work

to the perimeter all the way round to allow for increased headroom within this space.

Fig 4.28.3; metal framing and raising of brick courses

4.28.4 The rear wall for its whole length has been reconstructed as a cavity structure. This has an inner lining of 100 mm lightweight thermal insulation blocks of a Celcon type with a 50 mm cavity and then an outer facing of brickwork that has been dressed in to match the main rear elevation of the property.

4.28.5 Window openings set within the rear wall of this are spanned over with Catnic type steel lintels.

4.28.6 The walls have been line internally with plasterboard on plaster dabs and on the front wall plasterboard is fixed on timber studding over the face of the wall.

4.28.7 Internally the dormer windows are lined with plasterboard on a modern softwood timber framing with fibreglass insulation backing to the lead of the cheeks behind.

4.28.8 The whole roof structure is based on box section steel frames that run from the head of the raised wall over this floor and carry modern softwood purlins between them all the way around.

Fig 4.28.8; roof structure over third floor

4.28.9 The ceiling is of plasterboard on rafters that span down from the steel structure. This has closed cell own slab insulation to the underside of the roof coverings so closing this off.

5 PROPOSED WORKS

5.1 Description of proposed works

5.1.1 The proposed changes to the building entail converting it from office use to residential flats. This will comprise a three bedroom flat to the basement and half of the ground floor with a single one bedroom flat to the remainder of that floor. There will then be a two bedroom flat formed out of the first, second and third floors.

5.1.2 The external shell of the building will be kept as it currently is with no additional extensions or external alterations. The exception to this is the central door to the street facade on the lower ground floor that will be changed into a window.

5.1.3 Lightweight partitions will divide the current large areas into living spaces and to a greater or lesser extent this will affect all floors.

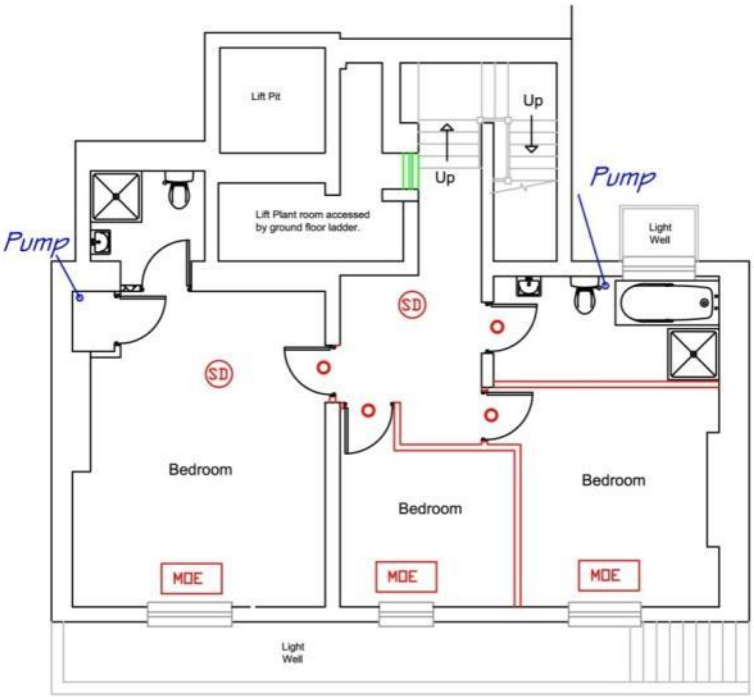


Fig 5.1a; Basement floor proposed plan

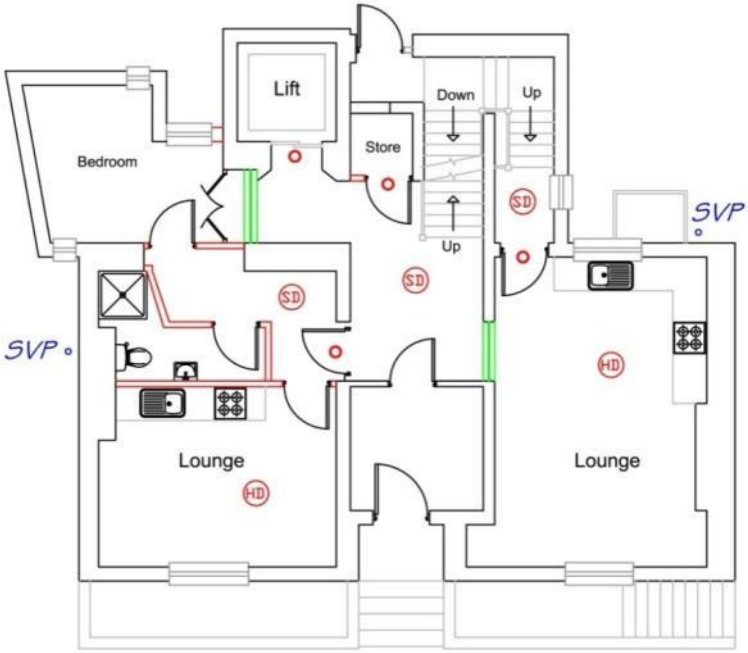


Fig 5.1b; Ground floor proposed plan

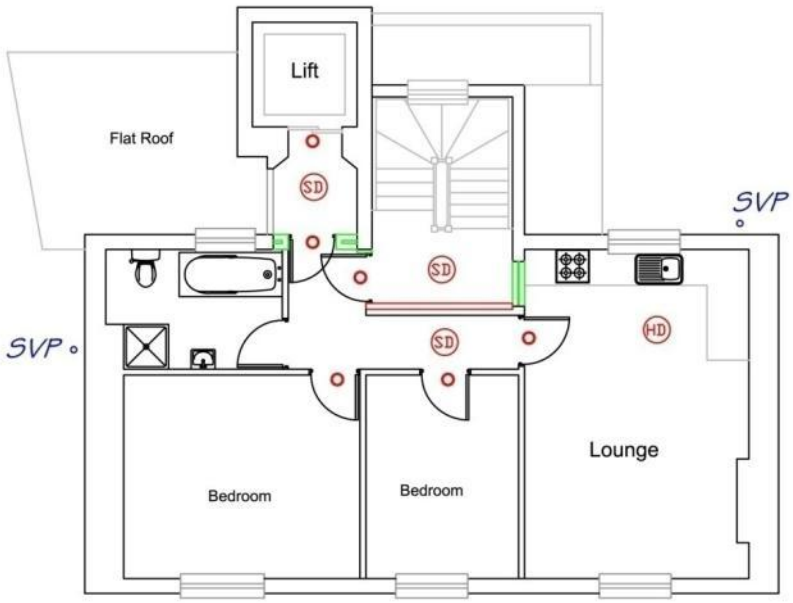


Fig 5.1c; First floor proposed plan

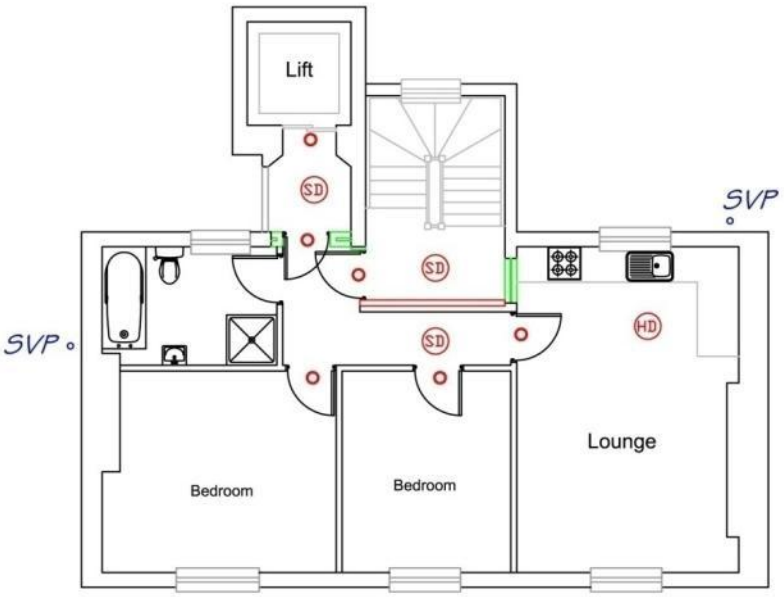


Fig 5.1d; Second floor proposed plan

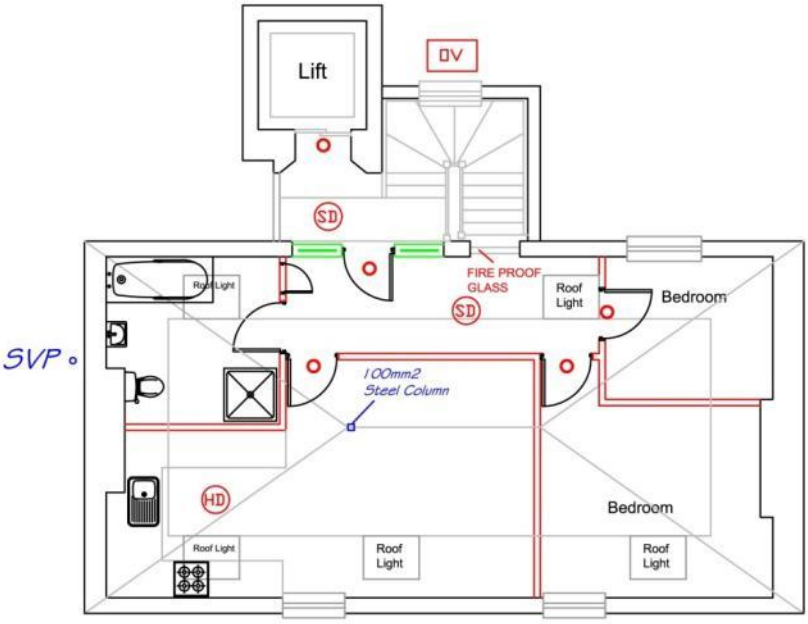


Fig 5.1e; Third floor proposed plan

<u>Key:</u>

Proposed new walls

6 DESK TOP STUDY

6.1 Map Study

Fig 6.1.1; 1802 map John Doswell and Son

6.1.1 An 1802 Map from a file titled ‘Southampton maps from Elizabethan times’ sheet 14, surveyed by John Doswell and Son, Published by T Baker, no scale given.

6.1.2 This map shows where Carlton Crescent was to be built. At that time this area was all open space. The area highlighted in red shows roughly where we would expect to see Carlton Crescent.

Fig 6.1.3; 1806 map

6.1.3 An 1806 map from the same file as above, sheet 16, this is thought to be the earliest 1" Ordnance Survey map of Southern Hampshire.

6.1.4 Much as within Fig 6.1.1 at this time there was no development in the area of Carlton Crescent.

6.1.5 An 1835 map from the same file as above. Surveyed by John Doswell, surveyor to the waterworks commissioner.

6.1.6 The line of Carlton Crescent is seen for the first time with a scatter of properties along the northeast side of the road in an area that would incorporate this site. Because of the scale of the map clarity and definition is insufficient to distinguish individual properties

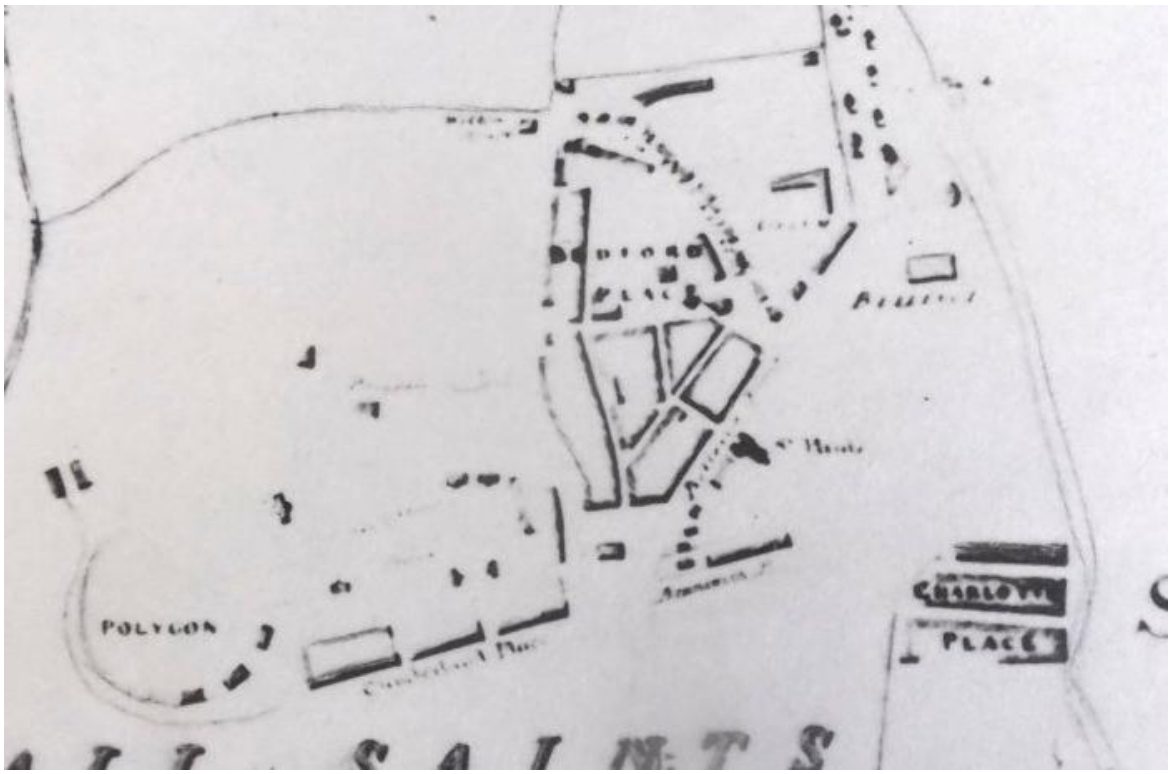


Fig 6.1.5; 1835 map

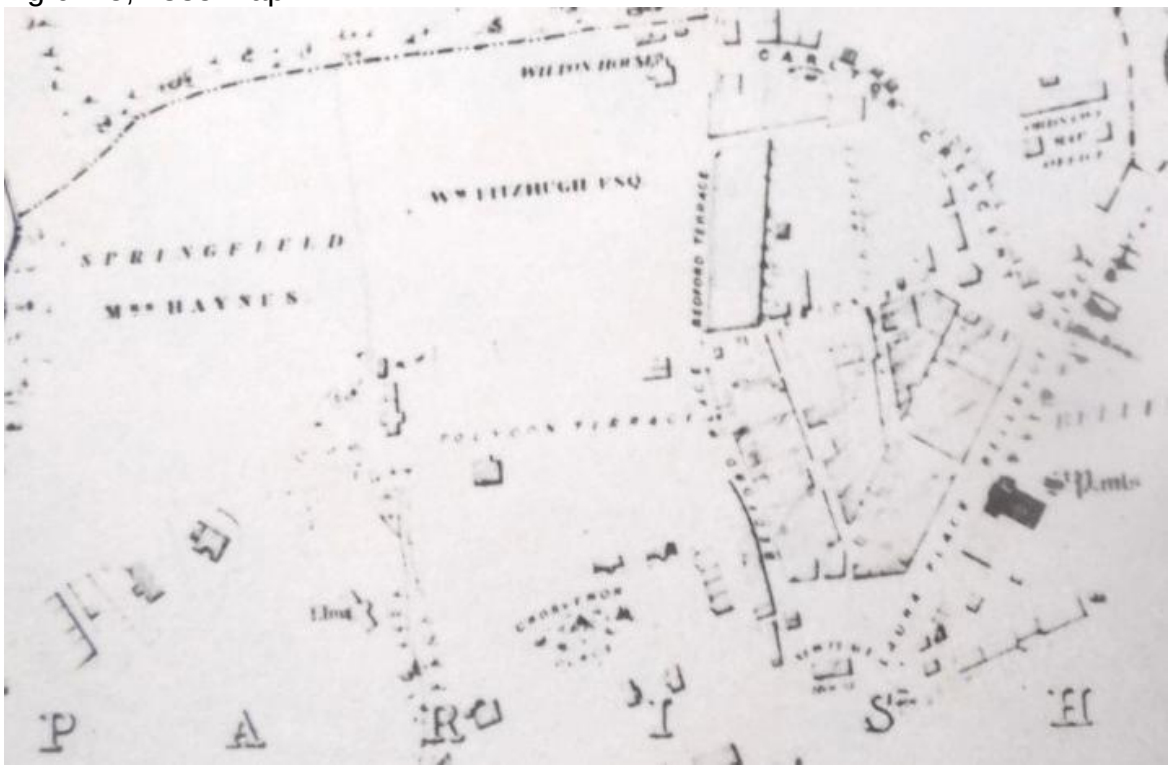


Fig 6.1.7; 1842

6.1.7 Sheet 20, from the same file as above is a map of 1842, surveyed by George Doswell. This is the first map to label Carlton Crescent clearly, there are some buildings shown along the street, but these are too small and unclear to affirm if any are number 5.

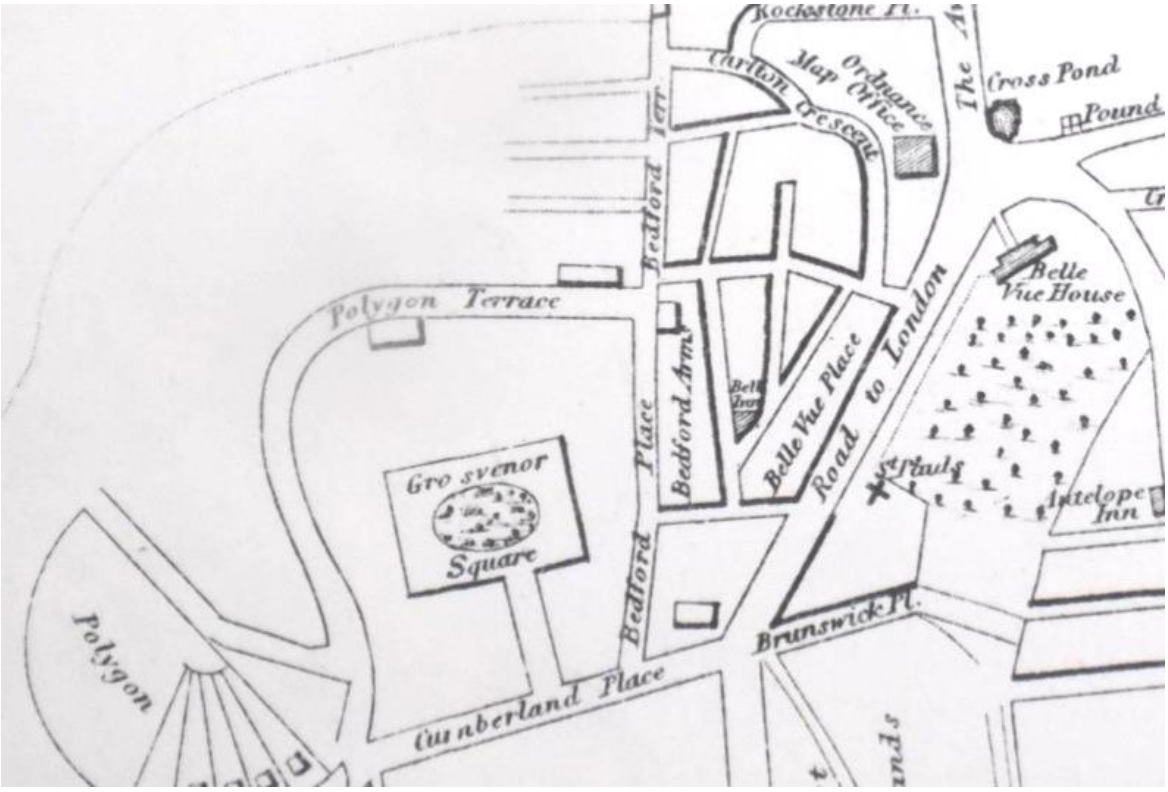


Fig 6.1.8; 1844 map

6.1.8 The 1844 map is from a ‘Plan of the Town and Borough of Southampton’ for which no author is noted. Sheet XI of ‘Southampton Atlas’.

6.1.9 Carlton Crescent is labelled, as well as the Ordnance Map Office close by. Again no buildings are clearly shown on the street, but it is clear how the area is developing with the formation of new roads.

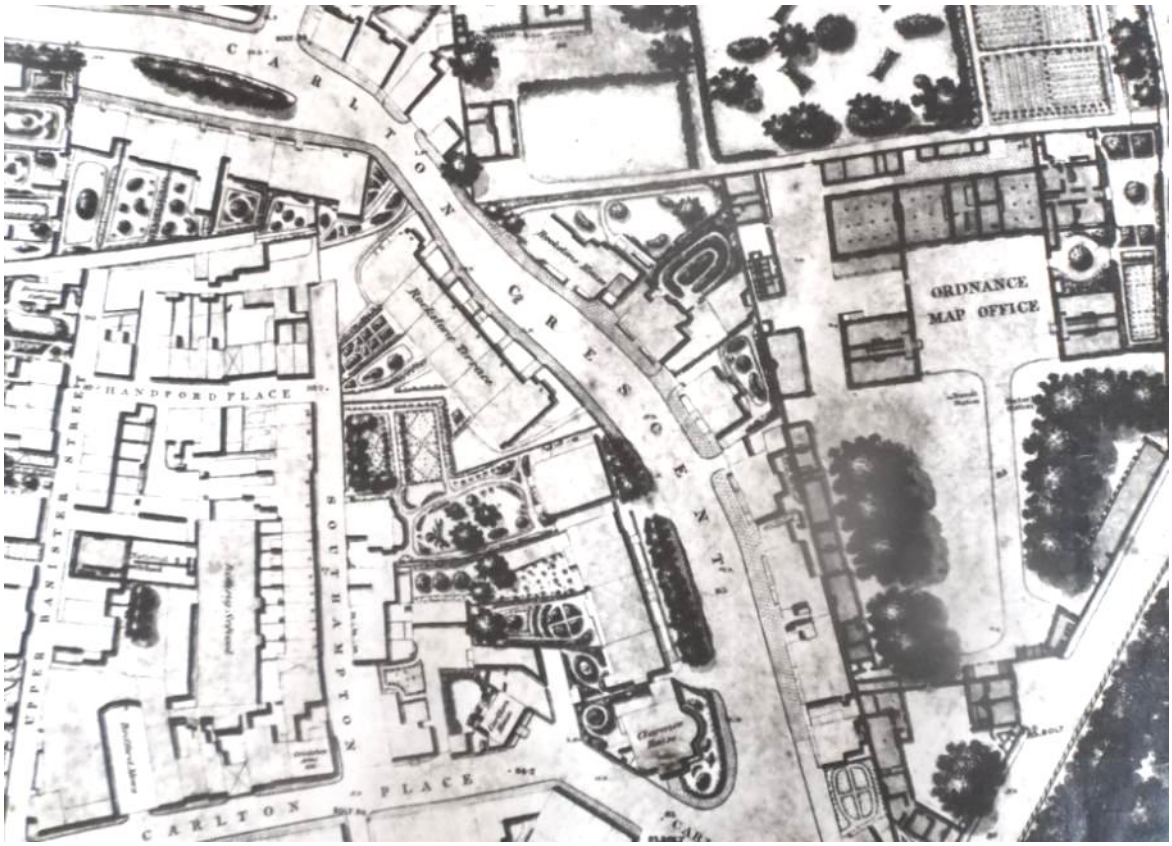


Fig 6.1.10; 1845-6 Royal Engineers Map

6.1.10 The 1845-6 Royal Engineers Map, at a scale of sixty inches to one mile, is the first detailed map of the area.

6.1.11 Carlton Crescent is clearly marked with buildings along it. Nº 5 is clearly shown with a similar foot print as it has today and the stairwell at the rear is clearly seen. However, on the north side of the stairwell there appears to be an extension that sits out further than the building on the south side. This could be the lower ground floor extension on the northeast corner that is seen today.

6.1.12 Extending across the drive on the north side of the building from the main house is what appears to be an extension to the side boundary. In addition there is a further extension touching the northeast corner of the building and backing onto the wall of the Ordnance Map Office.

Fig 6.1.13; 1862 map

6.1.13 This 1862 map titled ‘Plan of Southampton’, sheet XII of the ‘Southampton Atlas’, the author is thought to be P. Brannon, but it is not as detailed as the previous 1845 map. It shows Carlton Crescent and the surrounding streets but does not depict individual buildings.

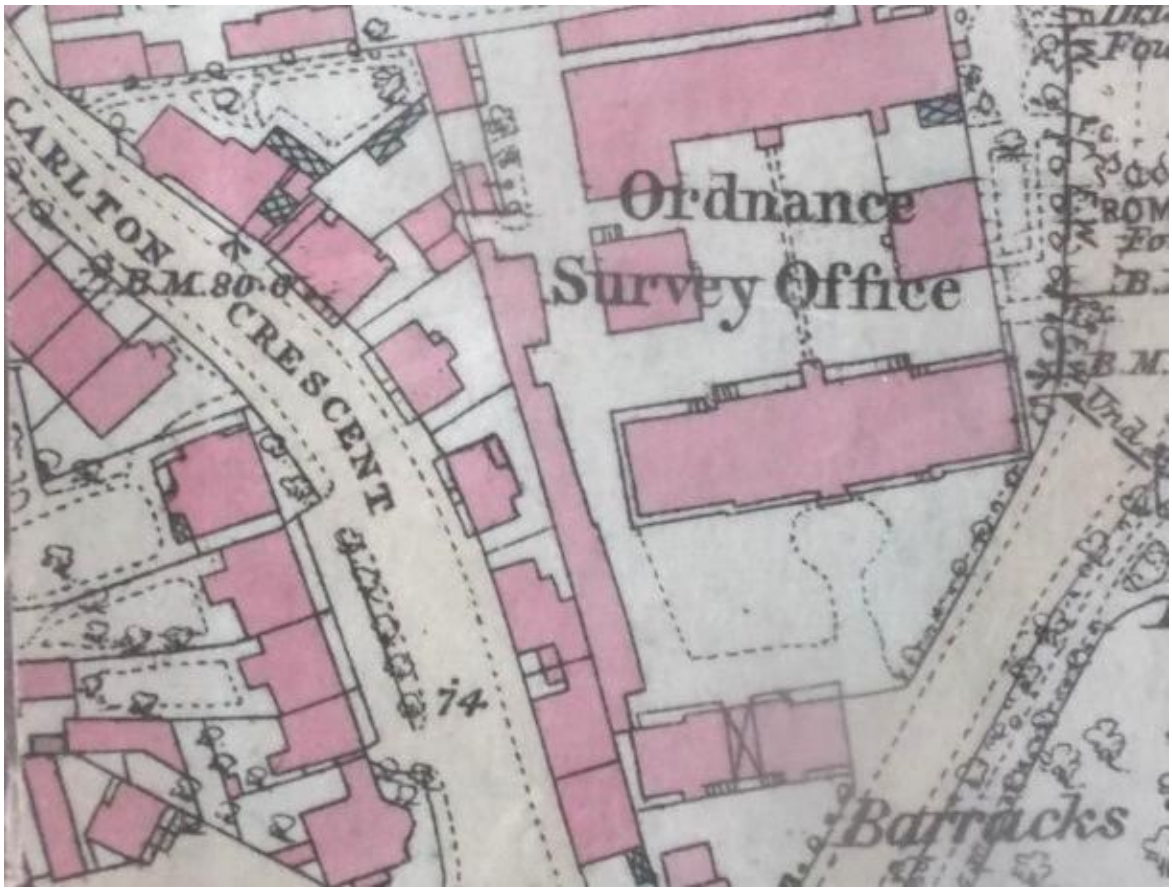


Fig 6.1.14; 1865-8 Ordnance Survey 25” map

6.1.14 The first Ordnance Survey (OS) map is from 1865-8 at 25” scale, it clearly shows Carlton Crescent and its buildings.

6.1.15 This map is very similar to the Royal Engineers plan from 1845, including the extension on the north side of the rear stairwell. However, by this time the extension on the north side of the main house has disappeared as has that touching onto the northeast corner.

Fig 6.1.16; 1870 OS 50" map

6.1.16 The 1870 50" OS map is one of the clearest maps found of the area with N^{0} 5 shown clearly. The rear north east attached extension is still shown as a separate line indicating it could have been of a lesser height than the rest of the building.

6.1.17 Steps at the south end of the light well to the front of the building are as they are now. Also shown are two small light wells to the rear where now only that at the south end survives.

Fig 6.1.18; 1891 OS 25” map

6.1.18 The 1891 OS 25” map is less clear than the 1870 due to its scale.

6.1.19 The light well to the front of the building is still depicted. The extension to the rear appears to extend further to the southeast possibly with the addition of the mezzanine toilet on the south side of the stairwell.

Fig 6.1.20; 1897 OS 25" map

6.1.20 The 1897 OS 25" map is much the same as the 1891 except for a different draughting style and type face.

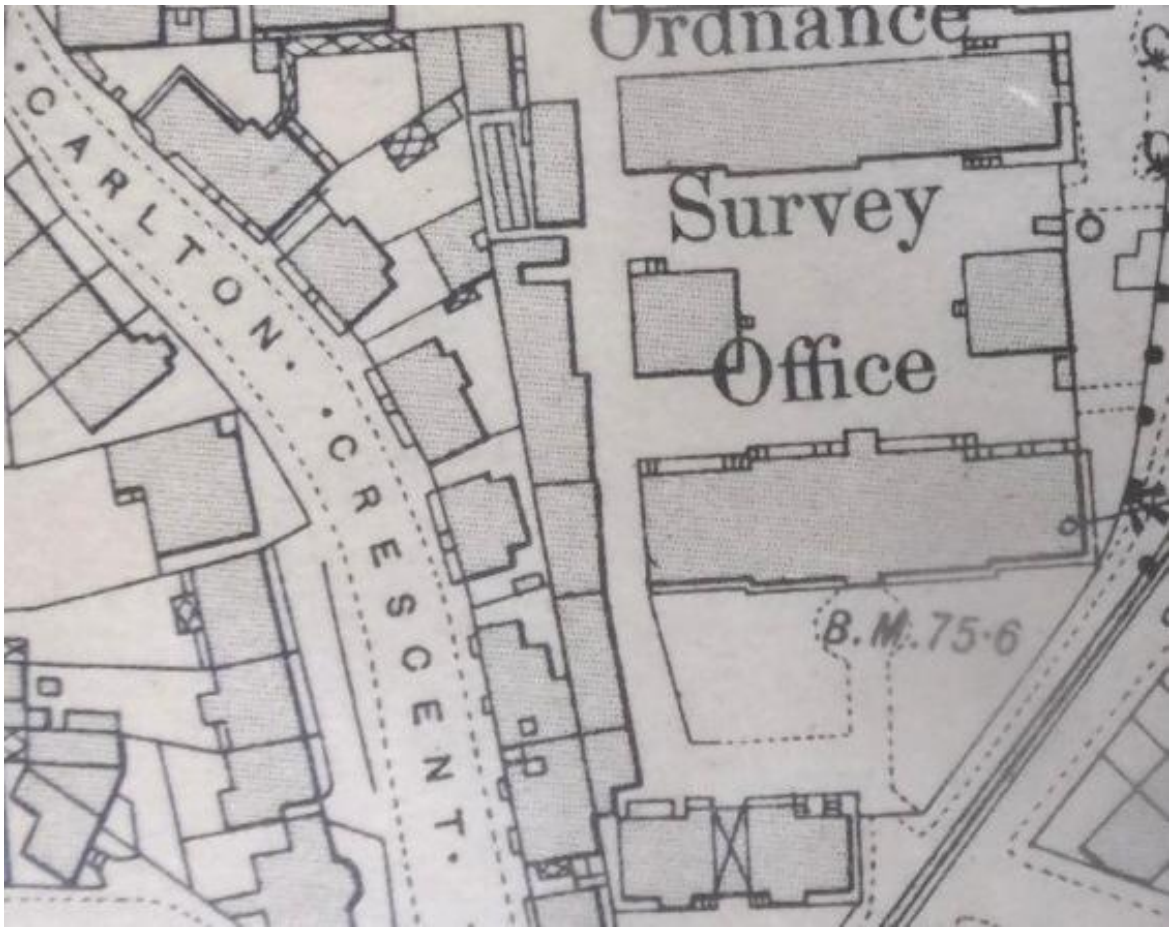


Fig 6.1.21; 1910 OS 25" map

6.1.21 Again the 1910 OS 25" map shows little change in comparison to the 1891 and 1897 maps except for drawing style.

6.1.22 However, a small outhouse of some form has been added against the south boundary wall, towards the east end. There is no evidence for this on site today.

Fig 6.1.23; 1933 OS 25" map

6.1.23 The 1933 OS 25" map shows little change to Nº 5 from the previous map.

6.1.24 The 1941 OS 25" map shows little change to the main building. The small extension on the south boundary has disappeared along with that boundary. The site is now apparently open to the side of Nº 4.

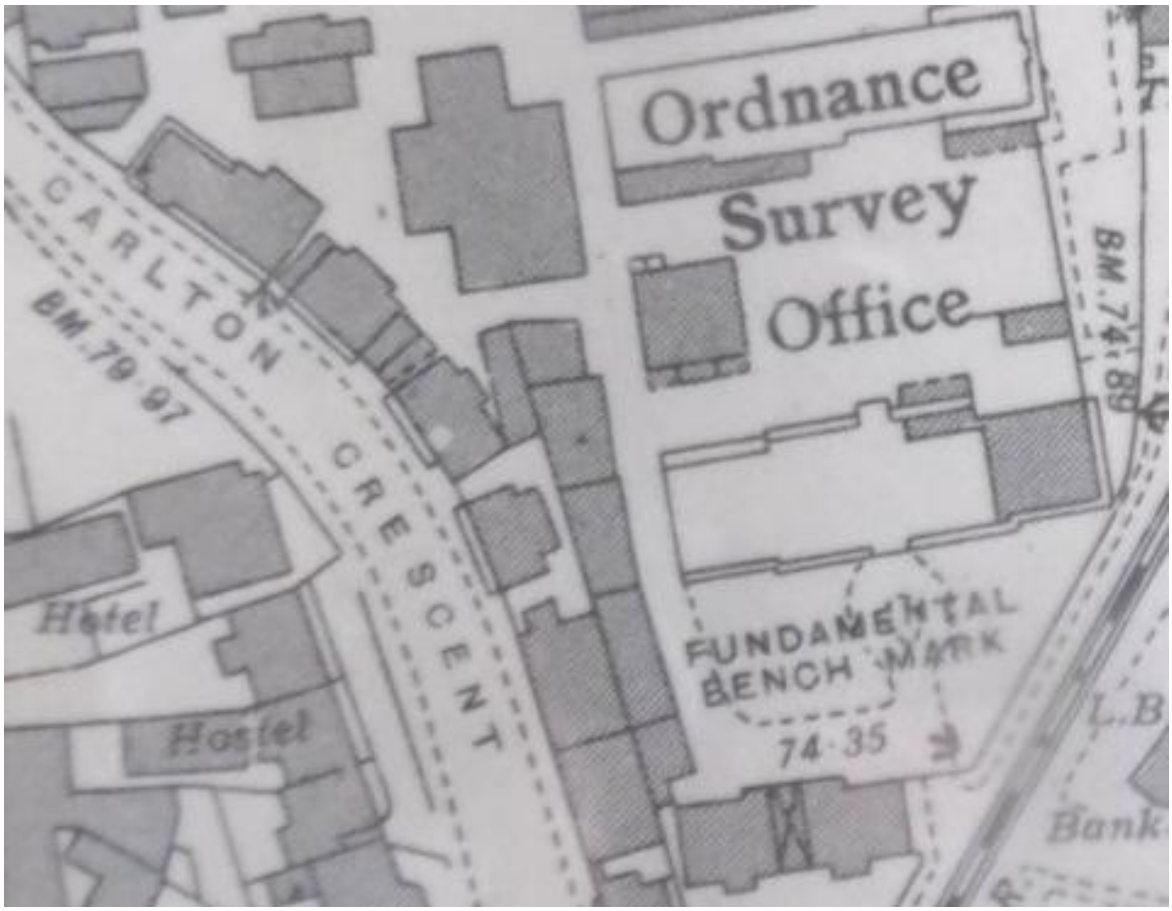


Fig 6.1.24; 1941 OS 25” map

6.2 Documentary Material

6.2.1 As Carlton Crescent is amongst some of the most recognised buildings in Southampton, the street has been much photographed.

Fig 6.2.2; 1952 Calendar photograph

6.2.2 Fig 6.2.2 is a photo of the 'Regency Facade' for a 1952 calendar of Southampton, Nº 5 is the fourth building from the left. The calendar was found within the Southampton Archives, however no publisher was found on this item.

6.2.3 This photo shows the building with sash windows, rusticated render to the ground floor and plain render above. Pilasters are seen to the first and second floors topped with a cornice to the top of the front facade.

Fig 6.2.4; Photo from planning documents, no date

6.2.4 A photo of Carlton Crescent looking north for the area however no date was found on this photo. Much as Fig 6.2.2 the building could be described in the same manner. The cars to the front of the building would suggest early to mid 1960's date

6.2.5 In comparison to the current building no Juliet balconies are seen, nor are there dormer windows to the roof.

6.3 HER Data Summary

6.3.1 Nº 5 Carlton Crescent is within the Carlton Crescent conservation area, along with a total of 46 other listed buildings (from a search in 250 m radius from grid reference SU 42017 12831). The listed buildings within the area are of the same era, built between the early 19th Century and the 1880's, with the majority dating to the 1830's.

6.3.2 There are three Local Areas of Archaeological Potential within a 250m search from Nº 5 Carlton Crescent.

6.3.3 The area named as Bannister's Park (DSH625) includes the Conduit House and Conduit Head, as well as the Avenue. The area named as City Centre and Itchen Ferry (DSH626) contains the peninsula of land defined by the River Itchen and the River Test, along with the crossing over the river and the common fields immediately adjacent to these places. And the last are known as The Rest of Southampton – Area of Potential Archaeological Importance (DSH634), which encompasses the parts of the city not previously covered.

6.3.4 The archaeological events or excavations within 250 m of Nº 5 Carlton Crescent are not considered to be of significance or relevance to this building.

6.3.5 The monument record code for Nº 5 Carlton Crescent is MSH1923, this contains the listing information and summaries as 'Detached house, built c1830'.

7 LISTING

© Mr Derek Wilson

IoE Number: 135766
Location: 5,6 AND 7 CARLTON CRESENT
SOUTHAMPTON, SOUTHAMPTON, HAMPSHIRE
Photographer: Mr Derek Wilson
Date Photographed: 17 September 2002
Date listed: 14 February 1969
Date of last amendment: 14 February 1969
Grade II

1. CARLTON CRESCENT
5239

Nos 5, 6 and 7

SU 4112 1/74
SU 4212 2/74 14.2.69

1. CARLTON CRESCENT 5239 Nos 5, 6 and 7 SU 4112 1/74 SU 4212 2/74 14.2.69 II GV
2. Circa 1830. Three storeys and basement stuccoed with rusticated ground floor. Stone basements. Hipped slate roof. Angle pilasters supporting cornice. Three sashes with glazing bars intact. No 7 retains its cast iron balcony on the first floor. Plain central doors. Contemporary iron railings in front

Source: http://www.imagesofengland.org.uk/Details/Default.aspx?id=135766&mode=quick

8 HISTORICAL ANALYSIS

8.1 Building Construction

Fig 8.1a; Key for phase plans

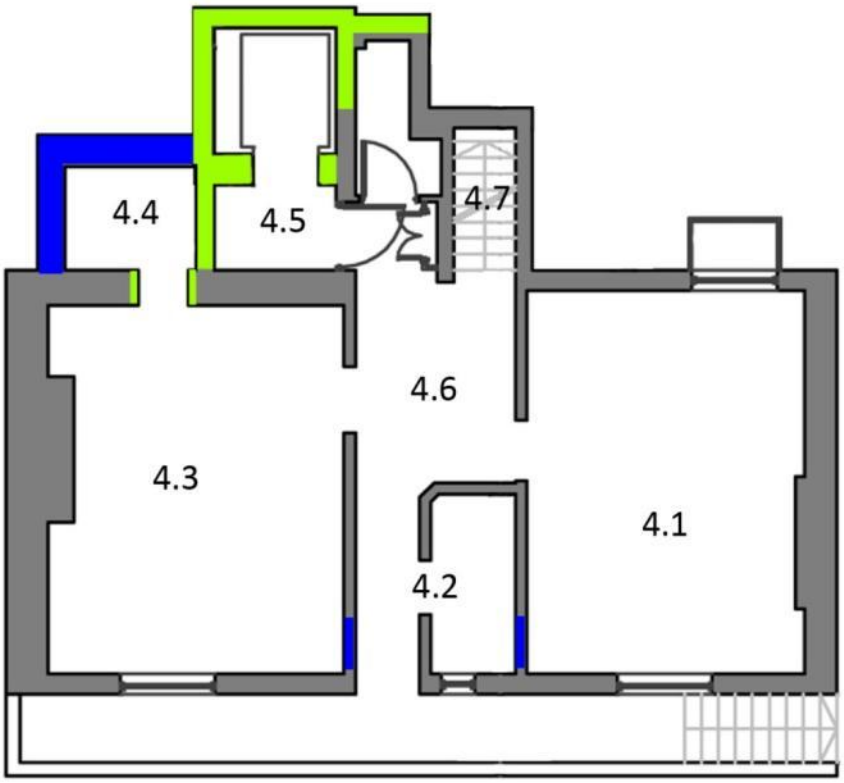


Fig 8.1b; Basement floor phase plan

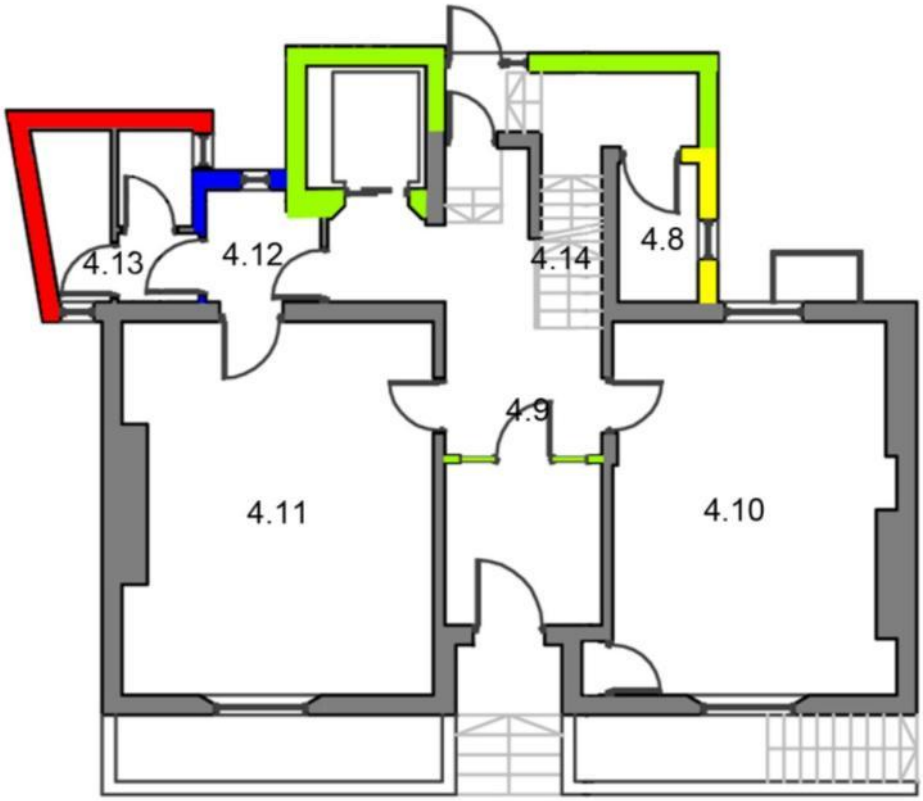


Fig 8.1c; Ground floor phase plan

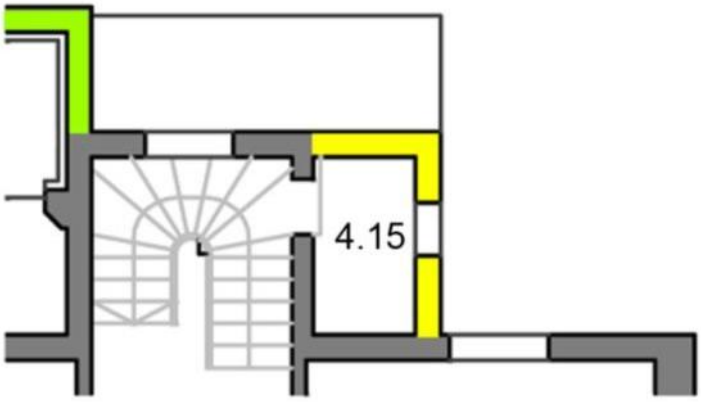


Fig 8.1d; Mezzanine level phase plan

Fig 8.1e; First floor phase plan

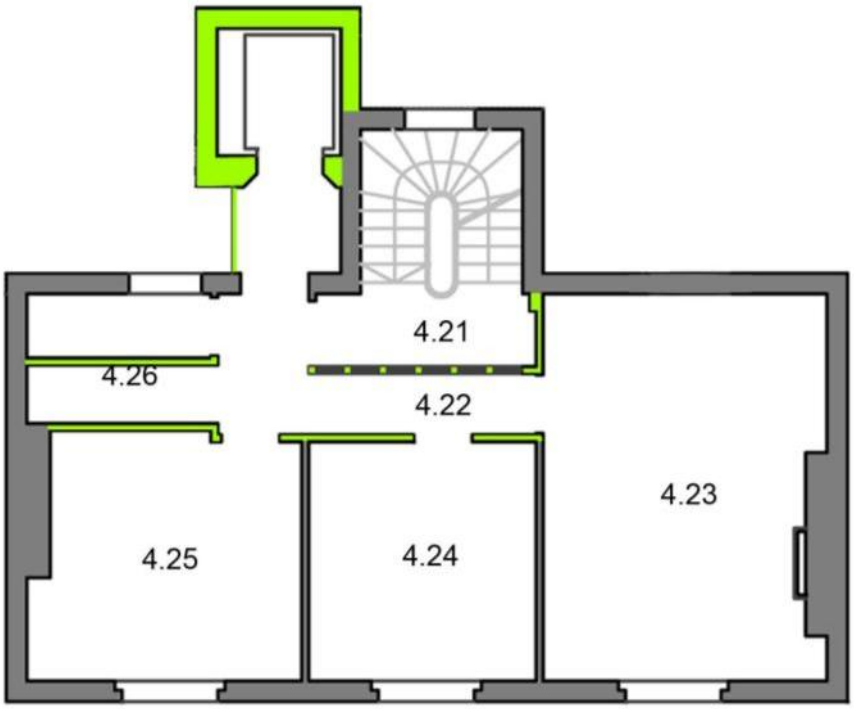


Fig 8.1f; Second floor phase plan

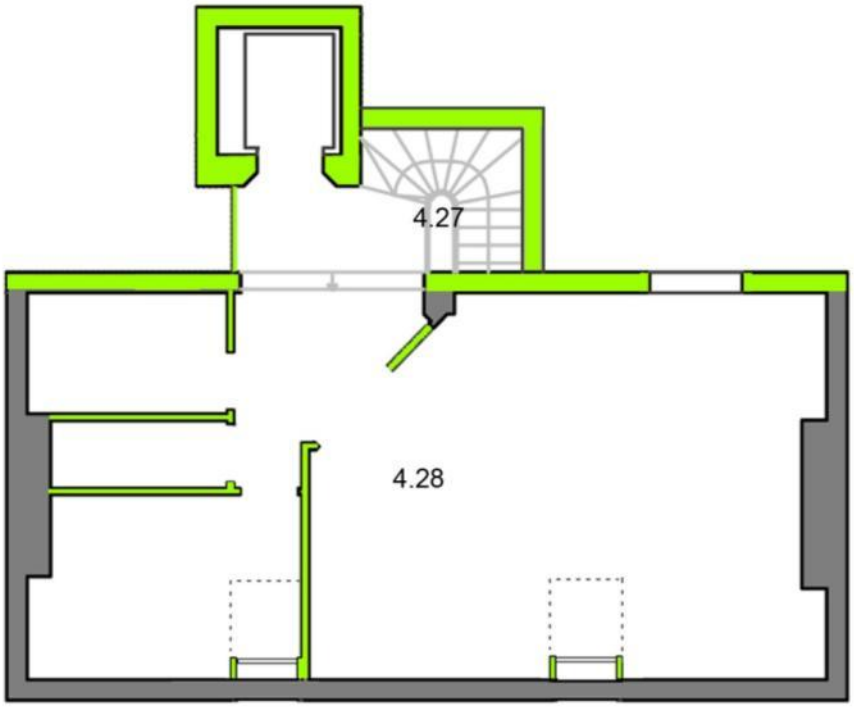


Fig 8.1g; Third floor phase plan

8.1.1 The phase plans show the building has retained the majority of its external shell and the main external walls and stairwell are thought to be original. However the external finishes have been amended over the course of the buildings life.

8.1.2 Internally the building has been much altered and adapted with little original decorative material and finishes remaining.

8.1.3 There have been many alterations to the rear of the property, including within the last thirty years. This has included the addition of a lift structure, metal framed roof structure and dormer windows to the third floor.

8.1.4 From the map progressions is it possible to confirm the dates of certain extensions to the building. The extension first seen on the 1845 Royal Engineers plan is indicated in blue, dating to approximately 1845 or slightly before. This is followed by the 1891 OS map demonstrating the extension to the south of the rear stairwell, indicated in yellow on the plans.

9 CONCLUSION

9.1.1 Overall the building has been much adapted and changed over its lifetime, from residential to commercial, now the proposed back to residential. The exterior of the building will be mostly retained, maintaining the street view and character of the area.

9.1.2 Internally the building will undergo changes to the layout, however this has been proposed sensitively making use of the existing walls where plausible.

9.1.3 These changes will ensure the building has a continued viable use for the future, ensuring it is maintained for generations to come.

10 APPENDIX A – REPORT SUMMARY SHEET

- Site name/address: 5 Carlton Crescent, Southampton, SO15 2EY
- SOU sit code SOU 1730
- Contractor site code: N/A
- Southampton City Museum Accession number: 2016.44
- Planning number: 14/01795/LBC
- Grid reference: SU420128
- Field work dates: 3rd June 2016 (one day only)
- Type of fieldwork: Visual building inspection, non intrusive.
- Name of contracting unit: N/A
- Report Author: Mr R J Hill MRICS, MCIfA
- Name of Client: Oakdene Construction UK Limited
- Non-technical summary:

The Historic Building Advisory Service was commissioned by Oakdene Limited to undertake an historic building assessment of a building known as 5 Carlton Crescent, Southampton.

The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as commercial offices. This was undertaken by means of a visual assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

Whilst the external shell of the building from basement floor to parapet wall height on the front and side elevations is largely original, very little of the remainder of the building is of great age. Overall the building has been much altered, adapted and extended in what would appear to be the last thirty years or so.

Internally there has been substantial change and re-ordering of the rooms with dividing walls being removed, others altered and new ones inserted to change the configuration. The addition of a lift shaft on the rear elevation provided modern vertical transference through the building in its last use as professional offices.

On the top of the building the former roof structure has been removed and replaced with a modern steel framed structure that entailed raising the head of the parapet walls on the front and sides. A new connection was formed to the lift shaft and head of the stairwell at the rear of the building with the top section of this being in anodised aluminium framing supporting bronze double glazing units.

11 BIBLIOGRAPHY

2.1.3&4

Format: Book
Title: *Buildings of England: Hampshire and the Isle of Wight*
Author: David Lloyd and Nicholas Pevsner
Publisher and date: Penguin Books, 1967

2.1.3&4

Format: Website published PDF
Title: Carlton Crescent Conservation Area – Conservation Area Appraisal and Management Plan.
Author: Historic Environment Team, Southampton City Council
Published: May 2013
Site Accessed: https://www.southampton.gov.uk/policies/Carlton-Crescent-Conservation-Area-appraisal-management-plan_tcm63-363326.pdf
Page: 3 & 6
Date document was accessed: 29/08/2016

2.1.6

Format: Website
Title: Geology of Britain
Author: British Geological Survey, Natural Environment Research Council
Published 1987
Site Accessed: http://mapapps.bgs.ac.uk/geologyofbritain/home.html
Date Document was accessed: 29/08/2016

6 Desk Top Study

Southampton City Archives, accessed and photographed 5/10/2016

Collection - 'Southampton maps form Elizabethan times'

Fig 6.1.1 – Sheet: 14, Title: 1802 Map, Author: John Doswell and Son
Fig 6.1.3 – Sheet 16, Title: 1806 Map, Author: Ordnance Survey
Fig 6.1.5 – Sheet: 19, Title: 1835 Map, Author: John Doswell
Fig 6.1.7 – Sheet: 20, Title: 1842 Map, Author: George Doswell

Collection – 'Southampton Atlas'

Fig 6.1.8 – Sheet: XI, Title: 1844 Map, Author: Unknown

Fig 6.1.13- Sheet: XII, Title: 1862, Author P. Brannon

Collection – 'Royal Engineers Maps'

Fig 6.1.10 – Sheet 17, Title: 1845-6 Map, Author: Royal Engineers

Collection – 'Ordnance Surveys'

Fig 6.1.14- Sheet 65.7, Title 1865-8, Author: Ordnance Survey
Fig 6.1.16 – Sheet 8, 65.7.21, Title: 1870, Author: Ordnance Survey
Fig 6.1.18- Sheet 65.7, Title: 1891, Author: Ordnance Survey
Fig 6.1.20 – Sheet 65.7, Title: 1897, Author: Ordnance Survey
Fig 6.1.21 – Sheet 65.7, Title: 1910, Author: Ordnance Survey
Fig 6.1.23 – Sheet 65.7, Title: 1933, Author: Ordnance Survey
Fig 6.1.24 – Sheet 65.7, Title: 1941, Author: Ordnance Survey

Collection – 'Photographs'

Fig 6.2.2 – Reference: D/5 19/22, Date: 1952, Publisher: Unknown

Collection – 'Planning Documents'

Fig 6.2.4 – Reference: SC /PL33/43, Date: 1953-1978, Publisher: Unknown

7 Listing

Format: Website
Title: Images of England
Author: Mr Derek Wilson
First Published 14 February 1969
Site Accessed:
http://www.imagesofengland.org.uk/Details/Default.aspx?id=135766&mode=quick
Date document was accessed: 17/04/2016
Secondary Resource: https://historicengland.org.uk/listing/the-list/list-entry/1092070