

IMPACT & JUSTIFICATION HERITAGE STATEMENT
IN SUPPORT OF
INTERNAL REPAIR WORKS
AT
21 CASTLE STREET, READING RG1 7SB



Date: 6 October 2020

Our Ref: 201614

Coverage across the UK from offices in London, Reading, Exeter, Rutland, Nottingham, Llandudno, Chester, Manchester, Leeds and Newcastle

www.smitherspurslow.com

Registered Office: Glaston Hall, Spring Lane, Glaston, Oakham, Rutland LE15 9BZ
Smithers Purslow Limited, Registered in England Number 1402539

GLASTON HALL
SPRING LANE, GLASTON
RUTLAND LE15 9BZ
t. 01572 822000
e.glaston@smitherspurslow.com



**INVESTORS
IN PEOPLE** | **Platinum**
Until 2022

CONTENTS

1.0 INTRODUCTION

2.0 LISTING

3.0 IMPACT

4.0 JUSTIFICATION

5.0 APPENDICES

1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Smithers Purslow in support of works to 21 Castle Street, Reading following damage from an escape of water within the property.
- 1.2 The property is occupied by the College of Integrated Chinese Medicine. It is within the Saint Marys Butts Castle Street Conservation area and faces onto the junction with the magistrates court and also The Sun Inn. The building is a three storey Georgian town house with basement which is currently used for training and treatment rooms. Discussions have been sought with the local conservation officer.
- 1.3 This statement should be read together with all plans, forms, schedule of works and photo montage showing the internal damage.

2.0 LISTINGS

- 2.2 21 Castle Street is Grade II Listed and the description in the listing is as follows:-

CASTLE STREET 1. 5128 (South Side) No 21 SU 7173 SW 2/53 II GV 2. Early C19. 3 storeys. Stucco. String at 2nd floor level. Moulded cornice. Parapet. Slate roof. A symmetrical front. 3 glazing bar sash windows to upper floors. Arched doorway in channelled surround, with good contemporary fanlight. Mid C19 shop front with dentilled cornice, projecting fascia brackets and 4-pane centre window, entered from left.

Listing NGR: SU7132373194

- 2.3 An extract conservation area map in the appendices of this document show that the property is part of a long line of historic asset properties with all of the buildings (with the exception of the magistrates court) being listed. It is therefore of significant importance as individual listed building and as part of the wider setting of the special character of the conservation area. An image of the property can be found on the front face of this statement.

3.0 IMPACT

- 3.1 This document should be read in conjunction with the supporting Photo montage document and Schedule of Works for the repairs.
- 3.2 The escape of water damage is mainly to internal rooms and originated from the second floor (room 16) and consequently impacting upon the front training room

on the first floor, room 17 and 18 on the ground floor and the basement storage and kitchenette.

- 3.3 The schedule of works outlines that historic materials are to be temporarily propped, protected and dried out accordingly. Any unsalvageable materials are to be replaced like for like. This mainly relates to ceilings, wall linings, flooring, mouldings and joinery.
- 3.4 Works will also be carried out to the existing heating and plumbing system to make repairs and improvements.

4.0 JUSTIFICATION

- 4.1 The works proposed have been discussed with the local conservation officer and will be strictly followed in the schedule of works to ensure the fabric of the building is repaired and where possible enhanced to suit its special historic character.

5.0 APPENDICES

5.1 Maps of the St Marys Butts Castle St Conservation Area

