

Design and Access Statement: 3 Christchurch Road, Reading, RG2 7AA

Date: 24/08/2019

Application type: Listed Buildings Consent

Applicant: Matthew French (building owner)

The address is a 3 storey town house constructed from brick and rendered with concrete at the on the front and rear elevations.

Repair cracks

There were cracks in the concrete render at the front and rear of the building. A structural engineer advised that this was non progressive and was caused by a number of contributing factors including proximity to a main road and compression of lime mortar in the window lintels.



To address this the structural engineers report advised that the render be stripped back around the cracking to allow the cracks to be stitched with metal ties. The render should then be made good

and the whole surface should be covered with two coats of masonry paint as inevitably it was not be possible to colour match the old and the new render. The picture above shows the cracking at the front of the building.

The three adjacent houses in this terrace all are rendered brick and this is the only one of the four not that was not painted so the plan to paint was in keeping with surrounding buildings. The picture below shows #3 unpainted but #5, #7 and #9 all painted.



Paint Render

The paint chosen to cover the render was from the Little Green Paint Company English Heritage range in the Georgian colours collection. The colour is “Mid Lead”.



Access

There are no changes to the building access.