

3rd October 2019

BAE System Pension Fund Trustees Ltd
Design Access and Heritage Statement. V1

Harris Arcade 15 Friar Street, Reading RG1 1DB

Prepared for a Listed Building Consent Application.

The Proposed works to the building will involve the following investigation and repairs to the roof and external elements of the building's parapets, external render, Chimney's, bowing walls, columns, cornices, gutters and general roof repairs.

Urgent investigation is required on dangerous leaning chimney stack and Bulging wall to offices above Friar Street which may require taking down and rebuilding like for like, along with making safe/ repairing the live deboned render which is a hazard to the public.

Introduction

This Design access and heritage statement look at the proposals for repairing existing elements of the building along with site investigation / opening internally to determine the condition and required repairs to the structure of the building so that proposals can be put forward by our Structural engineer for making good.

The existing building has shops at ground floor level with offices over and has a grade II listing as noted.

The entrance to the arcade has level entry from pavement level but access to the offices and upper levels is via stairs or lift.

Property Listing Details

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

15, FRIAR STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1113486

Date first listed:

22-Mar-1957

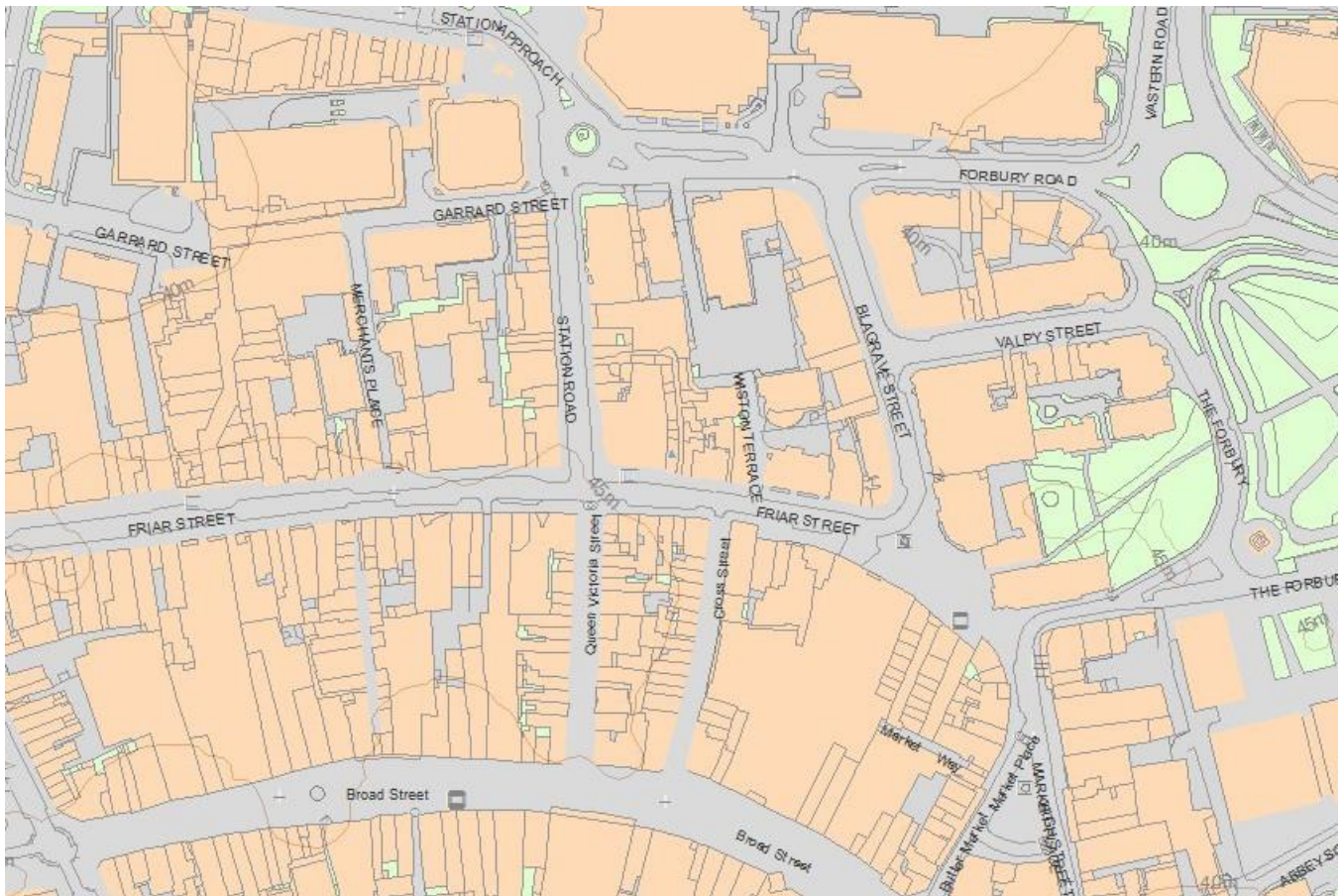
Statutory Address:

15, FRIAR STREET

Details

FRIAR STREET 1. 5128 (North Side) No 15 SU 7173 NE 1/117 22.3.57. II GV 2. Late C18, 3½ storeys. A tall red brick front with simple bracketed stone cornice and parapet, 1920s stone shopfronts with central entrance to Harris's arcade; shop fronts have-mutual cornice, panelled fascia and side pilasters. 4 ranges of glazing bar sash windows. Tiled roof and 2 dormers. Professor Goldwin Smith (of local notoriety) born in this house.

Map



Listing NGR: SU7155073602

Legacy System number:

38952

Legacy System:

LBS



15, Friar Street

A Grade II Listed Building in Abbey, Reading



Listing Date: 22 March 1957

Grade: II

Source: Historic England Source ID: 1113486

English Heritage Legacy ID: 38952 Location: Reading, RG1

County: Reading

Electoral Ward/Division: Abbey Built-Up Area: Reading Traditional County: Berkshire

Lieutenancy Area (Ceremonial County): Berkshire Church of England Parish: Reading St Mary the Virgin Church of England Diocese: Oxford

15 Friar Street is a grade II listed building the Harris Shopping Arcade was built in about 1930 and despite some big changes it still looks much the same now as it did then. It is named after the businessman who owned and developed the site, Mr. John Harris.

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Method

With regards to this development we will seek to apply these as the minimum with best practice solutions being adopted wherever it is feasible to do so.

These proposals however do not seek to improve or amend the current access arrangements within the building but to deal with the structural issues and repairs to the external features and roof finishes.

Executive Summary

Removal of all existing defective render to building, urgent investigation of structural elements to determine the course of action required for remedial works along with general roof repairs and patching.

The current application seeks to remove the defective elements front elevations and reinstate them to its original form and character.

This represents an investment in the long-term conservation and enhancement of the building, which is a significant public benefit.

These works are to be carried out in accordance with the details included within the application drawings.

Historical Building Impact

There is no demonstrable harm to the character, appearance or significance of the listed building proposed. Indeed, the works represent a substantial enhancement, which will restore and, where necessary, reinstate its aesthetic integrity and architectural significance.

Weighing up proposals affecting the significance of a heritage asset requires sound decision-making based on a proper understanding of the relative heritage impacts arising from a scheme, and how they should be weighed against each other and other material planning considerations. Below are several potential heritage benefits that could weigh in favour of a proposed scheme:

1. It sustains or enhances the significance of a heritage asset and the contribution of its setting.
2. It reduces or removes risks to a heritage asset.
3. It secures the optimum viable use of a heritage asset in support of its long-term conservation.
4. It makes a positive contribution to economic vitality and sustainable communities.
5. It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
6. It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

The current proposal addresses all these requirements.

The Current use of the Property

The existing building is offices over with retail at ground and basement and will remain so.

Layout

The existing internal layout to all floors will remain unaltered.

Scale

The overall scale of the buildings has not been affected by the proposals.

Appearance

Details of the appearance of the new elements proposed are as indicated on the submitted plans.

Landscaping

No landscaping works will be taking place.

Access

Access throughout the building will be retained at a suitable standard and be unchanged.

Flood Risk Assessment

From the Environment Agency flood map the site lies outside an area of flood risk that is hatched, therefore no further consultations have been carried out.

Tree Survey

No trees or planting will be affected by the proposals

Conclusion

The proposed work causes no demonstrable harm to the heritage values or significance of the listed building. It generates major conservation benefits by reinstating the integrity of the exterior and keeping much of its special interest. The work accords with all relevant national, regional and local planning policies and guidance, including English Heritage's Conservation Principles. It recovers the design and heritage values of the building directly in accordance with paragraph 91 of the NPPF which states that "design values, particularly those associated with landscapes or buildings, may be harmed by losses resulting from disaster or physical decay", but "may be recoverable through repair and restoration".

Conservation Principles concludes that "ideally, proposed changes will cause no harm to any of the values of the place, and the right decision will be obvious".

The proposals result in an enhancement of the special interest of the listed building and its contribution to the wider conservation area. They should be welcomed, and permission for listed building consent granted.