

**DESIGN & ACCESS STATEMENT
Incorporating HERITAGE STATEMENT**

**REPAIR OF THE BOUNDARY WALLS
CHURCH OF THE SACRED HEART OF JESUS
WATLINGTON STREET
READING**

JULY 2018



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Summary of Application

The church of the Sacred Heart of Jesus [Sacred Heart] is Grade II listed [Appendix 1], the boundary walls are effectively listed as curtilage structures as they are of a contemporary construction and ancillary to the principal building, the church.

This application for listed building consent seeks consent for the urgent repair of the boundary walls that front onto the public highways of Watlington Street and St John's Road.

The church are planning to carry out these urgent works in September when funds will be available and volunteer labour will have been identified to help address what is an increasing health and safety concern.

The repairs are a response to increasing risks of health and safety caused by the accelerated deterioration of the stonework and pointing; exacerbated by the use of cement in previous repair work.

The proposed works have been approved for funding by the Heritage Lottery Fund.

Need

The Photograph Sheet No. 1, included with the application, illustrates the need for the proposed repairs, which it is anticipated will require the walls to be partially, or even completely, dismantled so that they can be rebuilt and left in a structurally sound condition.

Conservation: Justification and Approach

The principal aim of the proposed repairs is to remove the existing health and safety risks, and the increasing potential for collapse of the walls.

The proposed works will include:

- Dismantling of the sections of walls and piers.
- Replacement of coping stones.
- Rebuilding of the walls using existing stone.
- Making up areas of stone found to be beyond reuse by:
 - The use of stone salvaged from the repairs of the church – for backfill and core work.
 - The use of new limestone, to match as closely as possible the existing stone.
- Mortar to match the appearance and texture of the approved mortars used to repair the church.
- Repair and repointing of any retained sections of wall [where dismantling was not deemed necessary].
- Removal of ironwork [not complete], thorough preparation, redecoration and refixing.

The proposed works will not affect the appearance or character of the special interest of the church, nor will they result in any harm to the historic or architectural significance of the building; they are based on a like-for-like basis and will be of positive benefit as they will halt, remedy and protect the heritage asset and, in particular, one of its ancillary structures.

Listed Building Consent is sought for the repair of the boundary walls as it will involve dismantling of the walls.

This Design and Access Statement has been drafted by Oxley Conservation Limited on behalf of the congregation of the Church of the Sacred Heart of Jesus.

Richard Oxley BSc DipBldgCons MRICS IHBC

RICS Certified Historic Building Professional

July 2018

APPENDICES

APPENDIX 1: LIST DESCRIPTION

THE CHURCH OF THE SACRED HEART OF JESUS

[Previously known as the church of Saint John the Evangelist]

List Entry Summary

CHURCH OF SAINT JOHN THE EVANGELIST

List Entry Summary

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

Name: CHURCH OF SAINT JOHN THE EVANGELIST

List entry Number: 1113606

Location

CHURCH OF SAINT JOHN THE EVANGELIST, ST JOHN'S ROAD

CHURCH OF SAINT JOHN THE EVANGELIST, WATLINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Jul-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39226

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WATLINGTON STREET 1, 5128 (East Gide) Church of St John the Evangelist SU 7273 7/354 24.7.74. II GV 2. Church of England. 1872-73 by W A Dixon. Large Early English style rock faced Kentish Rag Church with buff and red sandstone dressings. South-west tower with angle buttresses and 2 light bell-stage openings. Gargoyles and machicoliation below brick spire with gables. Columned doorway at front of tower with carved lunette and applied crocketed gable over. Tripled west window, stilted arches. Half octogan turrets of different heights flank west front. Tall short nave and chancel, gabled aisle chapels. Stonework around foundation stone excavated in order to remove the foundation stone.

Listing NGR: SU7229673176

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72296 73176

Map

