

163/165 OXFORD ROAD, READING, BERKS RG1 7UZ

149 to 169 Oxford Road (odd numbers) are Grade II listed and a website search provides the following information:

'Early to mid 19th century terrace, two storeys and basement. Nos: 163 and 165 form a three storeys feature opposite Bedford Road. Red brick with a coarse grey brick band over basement. Stucco cornice and blocking course. Slate roof with brick ridge chimneys. Two windows each, glazing bar sashes except nos: 149, 151 and 157. Arched doorways with slight recess, panelled doors (mostly half glazed, some six panel), and decorated fanlights except nos: 149 and 151 (plain). Nos: 155 and 157 have modern shopfronts. No: 167 has a basement shopfront. Nos: 163 and 165 have hipped roof over centre four bays, flat eaves and off ridge chimneys, two storey recessed end bays with parapet, cornice and blocking course, arched doorways below first floor cill band. Ground floor windows round headed. Thin railings below on dwarf walls with wrought iron patterned standards and gates'.

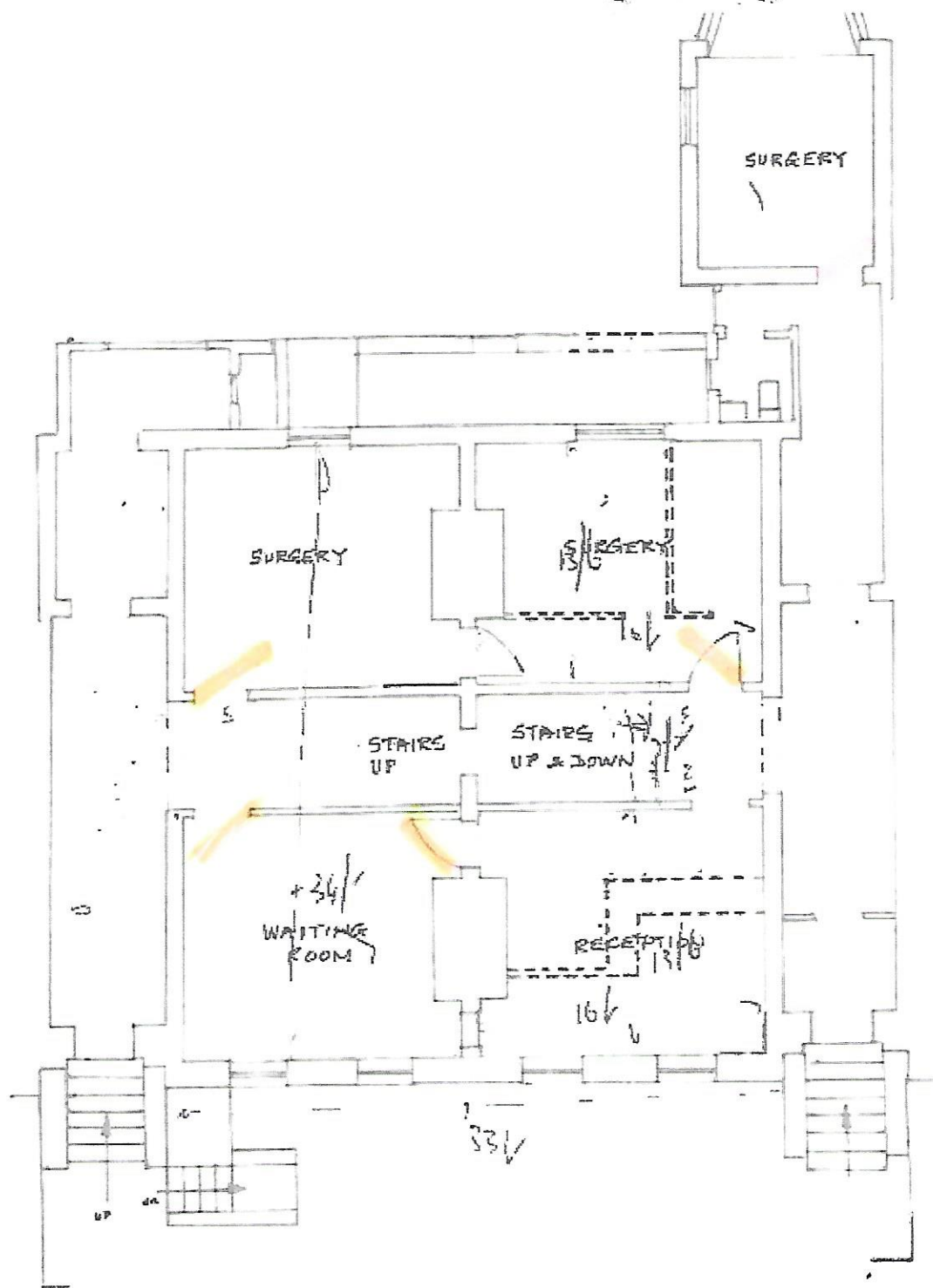
The reference to 'doors' in the above information would appear to relate only to external doors and would not seem to be applicable to internal doors.

All the doors that are to be replaced are internal and do not appear to have any historical value as it appears from the above information it is the external part of the building that has some historical value.

It is necessary for a number of the internal doors to be replaced or upgraded following a visit by the Royal Berks Fire & Rescue Service and the carrying out of a fire risk assessment to satisfy the Regulatory Reform (Fire Safety) Order 2005. The existing doors do not provide 30 minutes fire resistance and therefore do not provide a protected route for persons needing to vacate the premises, which are a little 'rambling', in the event of a fire.

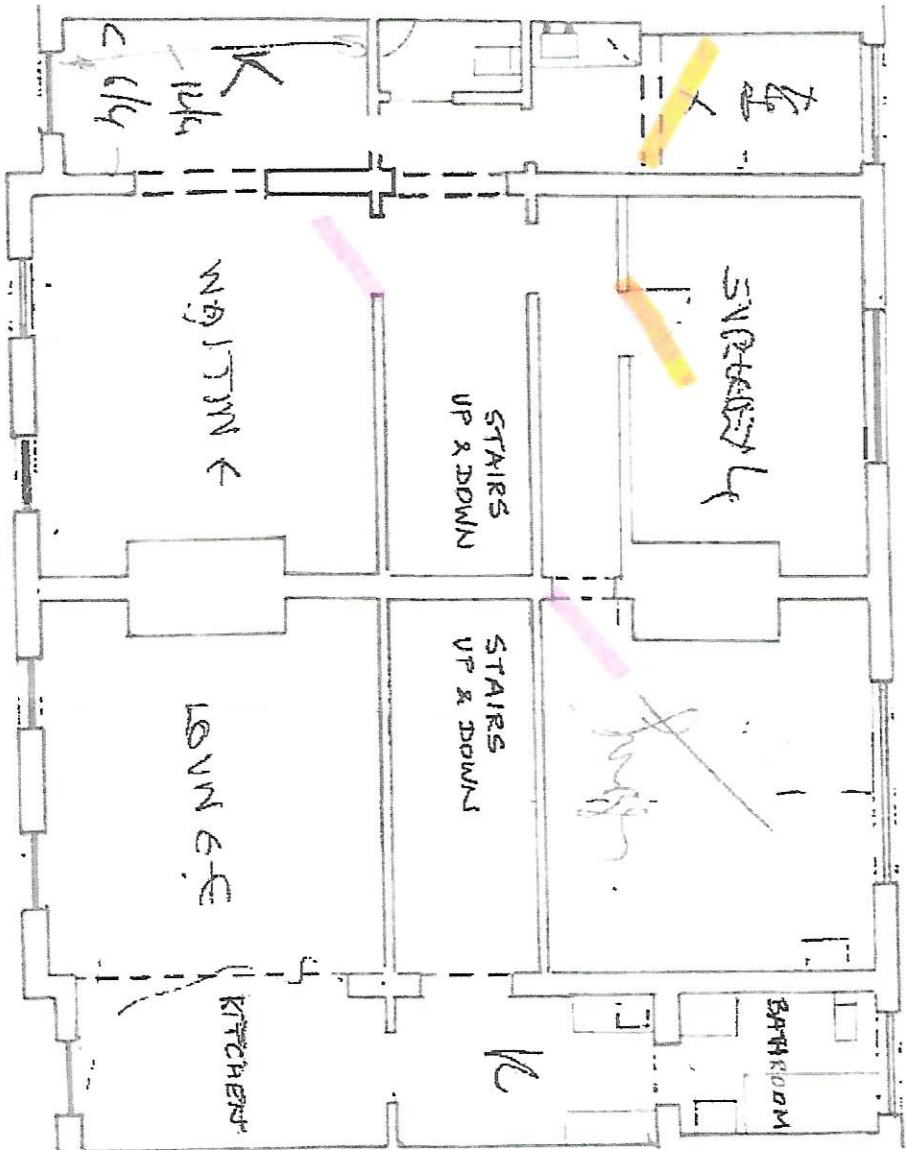
The Great City winds.



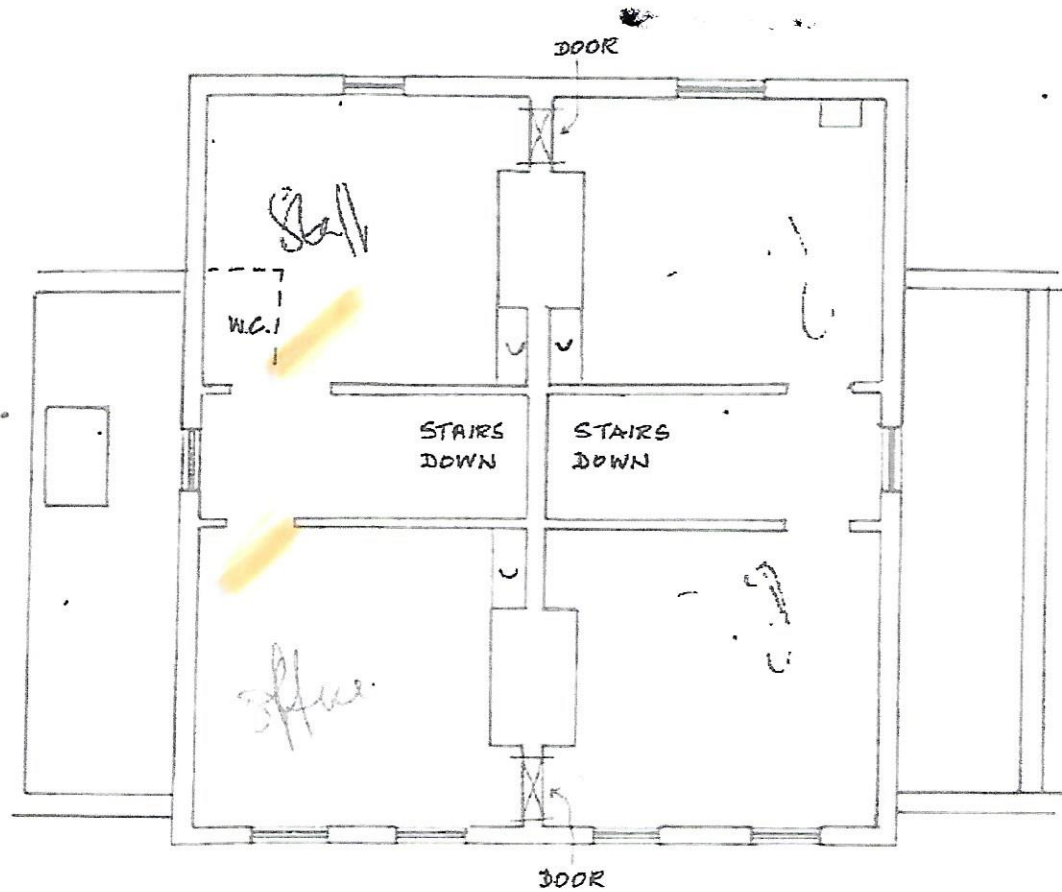


GROUND

FIRST



Repairs with
new floor, new
furniture
upside down



SECOND FLOOR

UPGRADE EXISTING