

Heritage, Design and Access Statement

14258 – Skipton Building Society, Reading



Proposed Refurbishment
28-30 Queen Victoria Street
Reading

for

Skipton Building Society

Heritage, Design and Access Statement

Rance Booth Smith Architects

11 Victoria Road
Saltaire
Shipley
West Yorkshire
BD18 3LA

01274 587327

saltaire@rbsarchitects.co.uk

www.rbarchitects.co.uk

1.0 Introduction

This statement supports a listed building application submitted by Rance Booth Smith Architects on behalf of Skipton Building Society for the proposed refurbishment of the branch situated in Reading.

This statement should be read together with all additional pieces of submitted information for this application.

2.0 Site Description and Setting

The proposal site is located in Reading at 28-30 Queen Victoria Street. This shopfront forms only a small part of the overall frontage of the listed building which occupies the street as a whole.

Many other businesses occupy this building, both up and down the street. The shopfronts of these businesses are all non-original and mostly single glazed painted timber with a mixture of timber, stone, tiled or brick stall risers.

The 3 ½ storeys above the shopfront is constructed of yellow brick and terracotta with dividing Ionic pilasters as noted in the Listing below.

The building has a strong position within Reading and runs the length of Queen Victoria Street. This is a prominent street of the city and an integral part of the impressive historic setting around it. As such, its presence and aspect is an important contributor to the street scene and the surrounding area.

The current shop front this statement relates to is a painted, non-original timber and single glazed front with terracotta brick stall risers and sill with pilasters that frame the timber shopfront and breaks it into 3 sections. The condition of the existing timber shopfront is good but requires redecoration to prolong its life.

3.0 Listing

Below is an excerpt taken from the National Heritage List for England listing description for the whole building:

Name: 35-38, BROAD STREET, 24-28, BROAD STREET, 2-32, QUEEN VICTORIA STREET, 148,149 AND 150, FRIAR STREET, 1-31, QUEEN VICTORIA STREET

List entry Number: 1113564

QUEEN VICTORIA STREET 1. 5128 Nos 1 to 31 (odd) Nos 2 to 32 (even) SU 7173 NE 1/558 SU 7173 SW 2/558 SU 7173 SE 3/558 SU 7173 12/558 II 2. *Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).*

Listing NGR: SU7152673571

4.0 Proposal

The proposed work is an internal refurbishment to the existing branch of Skipton Building Society. This includes the replacement of non-original plasterboard and suspended ceilings, and non-original plasterboard walls.

As part of this refurbishment the existing timber shopfront will be repainted and the existing mechanical louvres above the shopfront will be redecorated to match the new shopfront colour.

The existing glazed, painted timber shopfront door will be replaced with a new glazed and painted timber door without the diagonal timber section.

5.0 Access

Current access to the shop is via the existing front door. There is no change to this under this application.

5.0 Impact

The proposed refurbishment works to the shop front of the property are in response to the Building Society needing to update the interior layout and décor to current corporate imagery. This was last undertaken in the late 1990's.

The impact will be minimal and the newly decorated existing shopfront will enhance the existing street scene, visually improve the shopfront in appearance and condition.

7.0 Conclusion

In conclusion it is considered that the proposal for the refurbishment works to the shop front of 28-30 Queen Victoria Street have been carefully thought through so as to not disturb any original Listed fabric of the shopfront. Consideration for the surrounding shopfronts along both sides of the street has been taken into account in regard to the colour and carefully considered the buildings location, setting and Grade II listing.

The refurbishment works to the property will greatly improve the appearance of the building, bringing it into alignment with other shop fronts along the street. The works will ensure the continued life of the building, enhance the surrounding area and contribute greatly to the overall environment and setting.
