



**DESIGN & ACCESS STATEMENT
Incorporating HERITAGE STATEMENT**

**REPAIR OF THE EAST GABLES OF THE NAVE & CHANCEL
CHURCH OF THE SACRED HEART OF JESUS
WATLINGTON STREET
READING**

AUGUST 2017

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Summary of Application

The church of the Sacred Heart of Jesus [Sacred Heart] is Grade II listed [Appendix 1]. Listed building consent is sought for the repair of high level stonework and the repair and consolidation of stonework and pointing to the east facing gables of the nave and the chancel of the church.

The repairs are a response to increasing risks of health and safety and water ingress caused by the accelerated deterioration of the stonework and pointing; exacerbated by the use of cement in previous repair work. The proposed works are essential for the proactive management and maintenance of the church, so that a significant backlog of repair to this part of the church can be addressed.

The scaffold access needed to implement the repairs will be utilised to maximise practical and cost efficiencies so that much needed repair and/or replacement of cast-iron goods and the repair of windows can be included within the proposed works.

Introduction

The High Level Inspection and Condition Survey [Oxley Conservation, July 2015] identified the accelerating condition of the stone copings to the gables, the detailing of the abutment weatherings, the stone walls and the rainwater goods.

The report recommended that works be implemented to address this significant backlog of repair.

The proposed works have been approved by Historic England as acceptable for funding by the Heritage Lottery Fund.

The church is large building that is in need of extensive repair. The proposed works to the east gables of the nave and chancel are part of an ongoing programme of repair; with the spire, tower and west gable of the nave having been repaired using the same materials and methodology as those proposed for the repairs that form part of this application.

Need

The Photograph Sheets 1-4, included with the application, illustrate the need for the proposed repairs and illustrate the extent and nature of work carried out in three previous phases of work to the western end of the church.

1. The west gable of the nave, north stair turret and the north transept [2009-2010]
2. Spire [2011-2012]
3. Tower and south transept [2012-2013]

The outstanding works from previous condition reports produced in 2007, 2008 and 2009 include:

1. Repairs to the east gables of the nave and the chancel.
2. The overhaul of the rainwater goods.

In 2007 it was recommended that the repairs to the east gables and rainwater goods be implemented within three-four years.

Repairs carried out subsequently to the 2007 report have revealed inherent defects and poor detailing to the roofs, the most urgent of which, the upgrading of the abutments, can be addressed within the repair of the gables.

The recommendations of the 2007 report are overdue and are in increasing need of urgent attention.

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 water penetration and timber decay to be suffered, so the building can remain in active beneficial use for the foreseeable future.

The main elements of the proposed works include:

- Replacement of coping stones;
- Improvement of the abutment detailing, with the provision of concealed soakers;
- Structural restraint to the gable walls, in particular to the chancel; the structural work would provide the opportunity for practical and cost effective recovering of the tiled roof coverings to the chancel roof;
- The repair/replacement of decayed timbers revealed when roof coverings are stripped;
- The overhaul and decoration of the rainwater goods;
- Repair and repointing of the facing stonework to both gables.

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 this heritage asset.

Accessibility

N/A

Consultation

A Pre-Application enquiry was made.

The Council's conservation consultant was of the opinion that listed building consent approval was needed for the proposed works in order to formally review and consider the works, for the Local Planning Authority securing appropriate methodology and use of materials for the works.

A detailed specification and schedule of repair for the proposed works has been approved by Historic England.

Sustainability

The proposed works have a positive influence on the long-term sustainability of the building, as they will allow the building to be retained and preserved and to continue in beneficial use, for the original intended purpose, which will in turn promote regular maintenance and repair and the retention of the building for future generations.

Listed Building Consent is sought for the repair of the east gables to the nave and chancel and, where funds permit, the recovering of the roof slopes to chancel and the replacement of cast-iron rainwater goods.

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

August 2017

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.

