

Heritage / Design and Access Statement – 68 Broad Street, Reading, RG1 7QE

I.0 Assessment of Heritage Significance

Premises

The unit is Grade II listed three storey building with attic and basement built in a Norman Shaw manner style. The property was built in 1890's or Circa 1900's and consists of ground floor retail shop with converted storage to the upper floors.

Listing

1890s or circa 1900. In a Norman Shaw manner. 3 storeys and attic. Grey brick with red brick quoins and terracotta decorative band with dentil strips over 2nd floor. 2 storey recessed bay of 5-lights to left with stucco decoration, small pane upper windows and pediment to centre windows. Similar treatment to right, 2nd floor only (1st floor lopped off for slightly later shop window with carved pairs of fascia brackets). Carved stucco scroll brackets to cornice, entablature with stucco acanthus decoration. Central rainwater head. Mansard tile roof with dentil purlin and 2 corniced dormers of 2 lights (glazing bar sashes) flanking panel. Crested ridge, end chimneys, coped verge. Modern ground floor shops. Included as interesting examples of the Norman Shaw style.

Front Elevation:



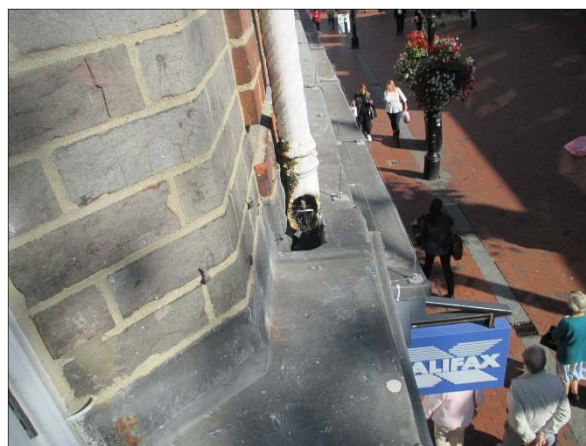
Location

The unit is located towards the west end of Broad Street in Reading Town Centre, which is one of the city's main shopping streets. The street is in the pedestrianized part of the town.

2.0 Assessment of Impact:

The application for the works to this unit includes the items detailed below and the anticipated impact is referenced:

- Repair works to rainwater goods.
 - o It is intended that the cast iron sections of downpipe and the hopper to the front elevation are removed for inspection, cleaning and repair. It is unknown at this stage if the sections are in suitable condition to re-fix to the building or if replacement will be required. Should replacement be required then either salvaged or new heritage style cast down pipes will be used in conjunction with gaining approval from the conservation office for the replacement required. **IMPACT LOW**



- Mortar and brickwork repairs.
 - o The mortar and brickwork to the rear of the cast iron down pipe is deteriorated in sections with some joints washed out and vegetation growth present. The repairs are to repoint the damaged mortar joints with a traditional lime mortar. With removal of the vegetation and washing down with a fungicidal wash. **IMPACT NEGLIGIBLE**



3.0 Assessment of Impact:

There are no plans for structural changes and the only element of removal of the any of the historic elements is the repair of the cast iron down pipes. The proposed work will protect the building fabric from further damage caused by the water ingress.