

Design and Access Statement



33 Baker Street, Reading

Heritage Statement 33 Baker Street Reading Berks RG1 7XX

1. This statement is to provide information to support the application for listed building consent for refurbishment of works at 33 Baker Street, Reading. the intended works comprises:

- windows to the front and rear elevation, to be made good or replaced if beyond repairs, for like for like
- Repair / Replace guttering, Facia and soffit (wooden) , and slates /ridge slates
- Timber treatment to the basement ceiling joists for wet rot
- Repair the poorly repaired cracks render on the external wall, make good the missing render and repaint
- Divert the services from both the front back of property to stop leakage and damage to external walls(basement). Create light wells for stopping damp coming into the building (like other adjacent buildings)
- Reattach the ceiling joist back to the roof structure on the first floor
- Replace, the asbestos clad internal doors, with the same period doors
- Replace the basement window (modern window) with a door as per original design
- Reinstall the original handrail to the side of entrance door
- Replace the plywood rear entrance door with a period door

2. Site Location 33 Baker Street is Located on the South side of Baker Street close to the junction of Baker Street and Jesse Terrace. It is part of a conservation area in Reading Borough Council.

3. Heritage according to Historic England. 33 - 39 Baker Street - early- mid C19.2 pairs of semidetached houses linked by porch annexe. 2 storeys and basement. Each pair is a stucco pavilion with hipped slate roof and 2 ranges of glazing bar sashes. Link block has 2 doors and jettied 1st floor with one window and a Doric Column. 1 range of sash windows each. 33 & 39 have doors to sided. Listing NGR SU7088073155 4 Proposed Change to building.

The property has been neglected and empty for a period, with damp issues. various elements of the building have been repaired with modern materials

● The refurbishment works with stop further damage to listed building and prolong the life off the listed building development. the refurbishment will preserve all appearance and charm of the existing building

● Casement windows and lounge door manufactured from profiles of fully welded construction and reinforced with galvanised steel sections in accordance with the profile supplier's recommendations.

Addendum to Access and design for Listed Building Consent:

Where alterations to the internal fabrics of the building are taking place as a result of this listed building consent application following actions will be taken:

Doors and door furniture:

A replacement door to match the building period will be used to replace existing plywood front door. Existing internal asbestos clad doors will be replaced with period doors inside the building, all other new doors and door furniture will reflect the building period, and where its possible reclaimed/ restored doors will be used.

Skirting /architraves:

Existing MDF, and non-suitable skirting within the building will be taken down and replace by matching existing period skirting in height and profile, similarly where it applies to architraves.

Openings and Stud wall partitions:

Where openings are to be closed or enlarged, traditional materials will be used, equally where new studs are to be erected, if possible traditional materials will be used to match the age of the building. Every effort shall be taken to preserve the existing plastering on the walls and ceilings, where possible screws will be used as opposed to nails.

(There are no plans for changes, only where deemed necessary to preserve the building)

Existing floor Boards:

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Existing floor Boards:

If after removing (carpets), the existing damaged floor boards, are needed to be replaced, matching floor boards will be used. Where possible, suitable, Floor boards from reclaiming yards will be used.