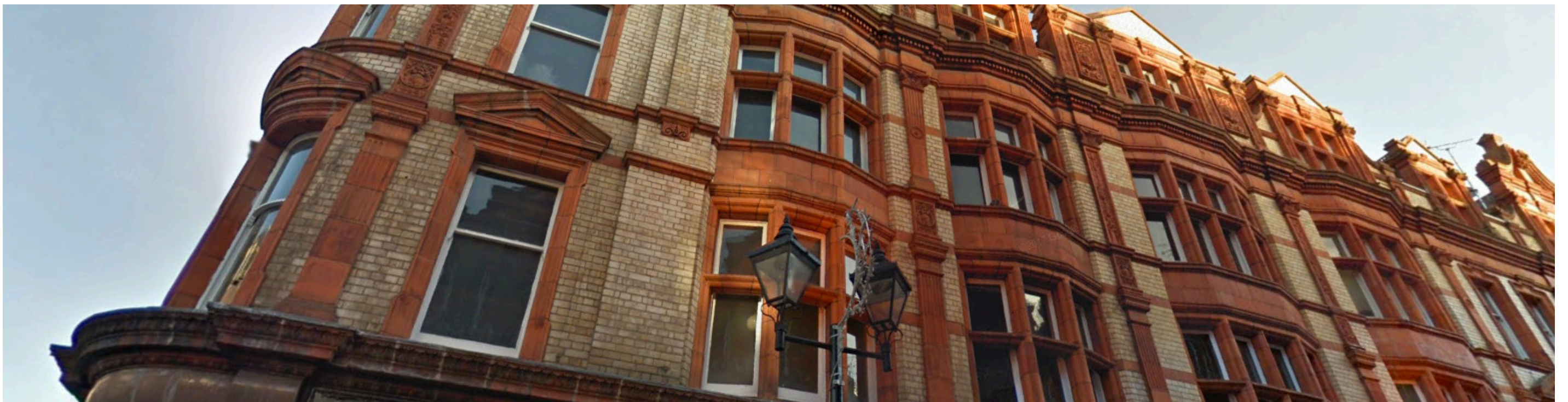


LBC alterations to 150 friar street
design, access & heritage statement
May 2024



contents and
design team

*Application description:
‘The subdivision of an existing
workspace into 2 smaller units’*

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Issue No:

01

Issue Date:

22nd May 2024

Status:

LBC APPLICATION

FMA reference

11553-RP04

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Checked by:

-

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01 introduction

1.01 BACKGROUND

Site address:
150 Friar Street RG1 1HE.

This Design & Access Statement (DAS) has been prepared by Ferguson Mann Architects on the instructions of TCN UK (Client) in connection with an Application for Listed Building Consent (LBC) for the minor internal changes at 150 Friar Street in Reading, Berkshire.

This DAS also contains the following additional information:

- Planning Statement
- Heritage Statement

This DAS is to be read in conjunction with the other information that forms part of the LBC submission:

- Application form
- Ownership certificate
- Location plan
- Site block plan
- Application fee not required for LBC
- Existing and proposed drawings
- Photographs / Descriptions



TCN UK refurbished these premises in 2019 and now occupy and run the building as workspace. They have invested in similar developments in Bristol, Birmingham, London, Norwich, and Bath. See photo below of the new interior spaces in no.150.

1.02 SUMMARY OF PROPOSALS

The proposal is to install a new partition to subdivide an existing workspace on the second floor into 2 smaller units. This will involve creation of new skirtings and cornices to match existing.

The proposed works excludes any works to the retail spaces at ground level or elevations.

1.03 PLANNING STATEMENT

150 Friar Street lies within the designated primary shopping area and central core of the town centre.

The site comprises two separate buildings which have been linked to comprise a mixed used property occupying a corner area at Friar Street and Queen Victoria Street in the centre of Reading.

Given that the proposed works are for principally repairs and minor alterations, and the building will retain the same planning use (office use), it is not considered necessary to include a full detailed planning statement.

Recent planning history

- **Application 970681:** Rebuild wall between 149-153 Friar St and 6 Queen Victoria St to form 2 shop units. Application permitted.
- **Application 950890:** New shop front and formation of new corridor to provide independent access to upper floors at 4 Queen Victoria Street. Application permitted.
- **Application 940836:** New partitions, alterations to cornices, new doors. Removal of staircase to No 4. Block up staircase windows (sashes to remain) at 4 Queen Victoria Street. Application refused.
- **Application 170211:** Conversion of the existing office use on the first, second and third floors of the existing building to become 6 no 2 bed residential units, including minor internal alterations. Application permitted.
- **Application 181197:** Various internal and associated external works associated with the continued office use at basement, part ground and upper floors, including various removal of partitions, restoration of staircase and landing arrangement, replacement of roof linings, provision of rooflights on inward facing roofslopes and incorporation of new WCs, kitchens and services. Application permitted. **(NOTE: FMA led the LBC process and the delivery of this Application.)**

02 site and context *location*

2.01 LOCATION

Friar street is located in central Reading, forming a principal street between the station / transport hub and the principal shopping district.

Forming part of the significant listed street, the structure benefits from a landmark setting with sight-lines from the station.

The characterful decorative masonry of the street makes a significant contribution to the local townscape.

2.02 DESCRIPTION

150 Friar Street is a five storey Edwardian Grade II Listed building (circa 1894) constructed in 'Free Baroque' style, set on a prominent corner plot in central Reading.

The premises comprise of three floors of recently refurbished workspace accommodation, a ground floor 'grand entrance' and secondary escape stair, and an area of the basement.

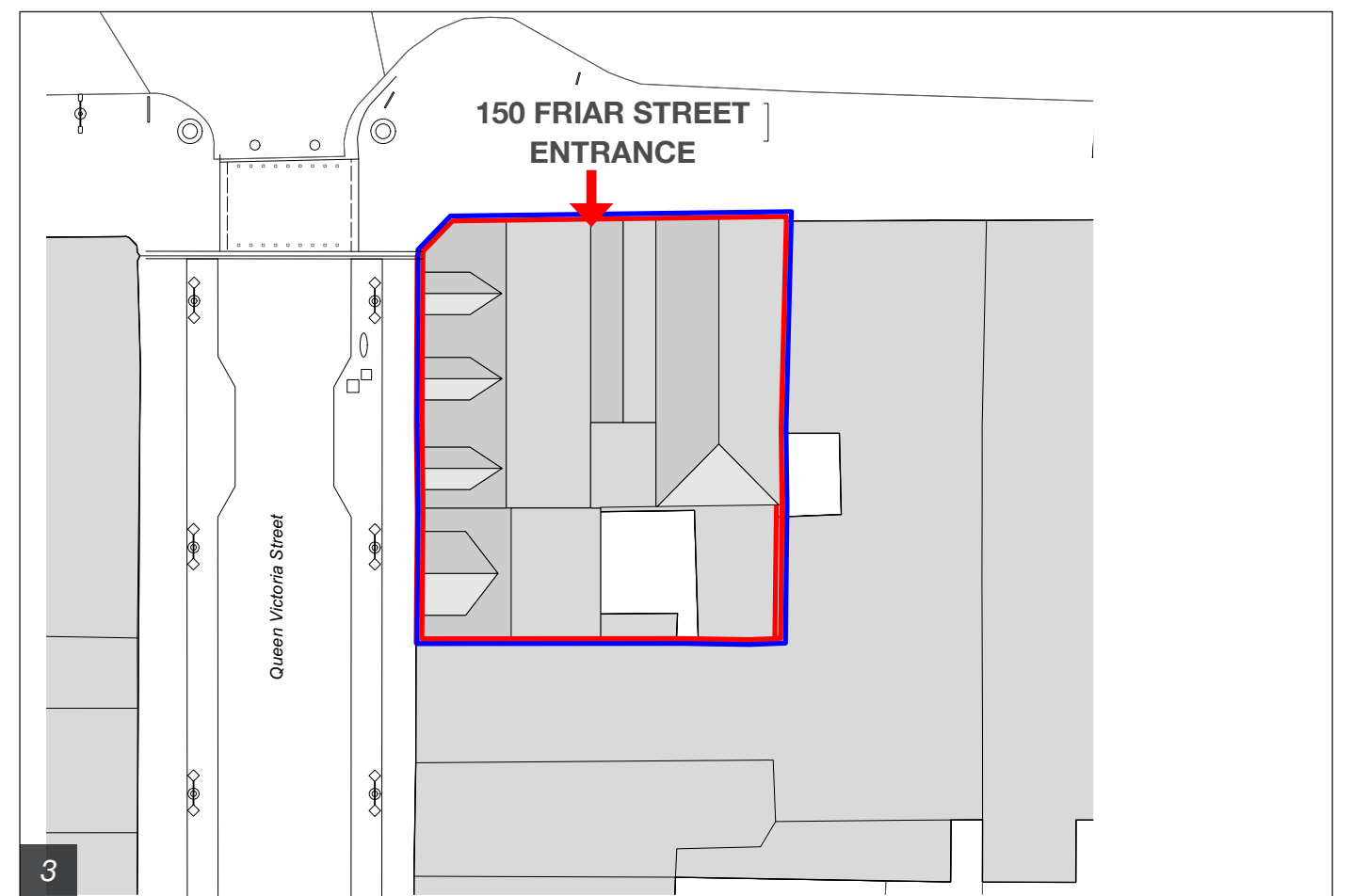
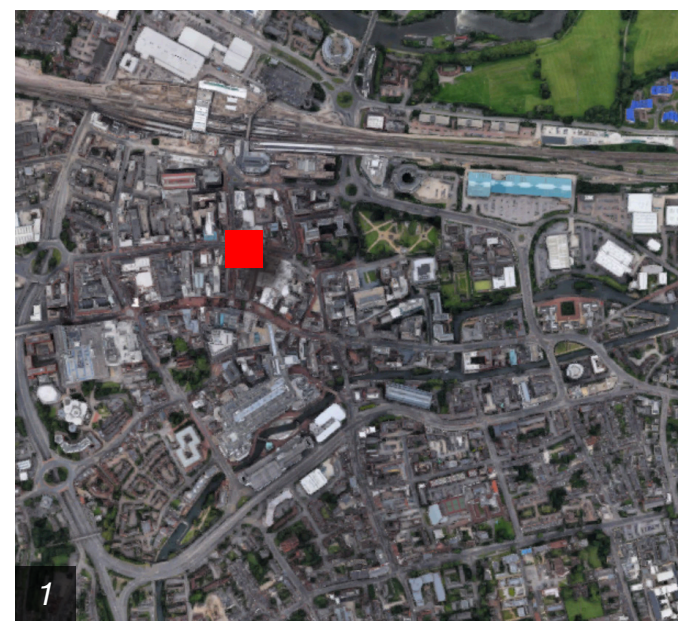
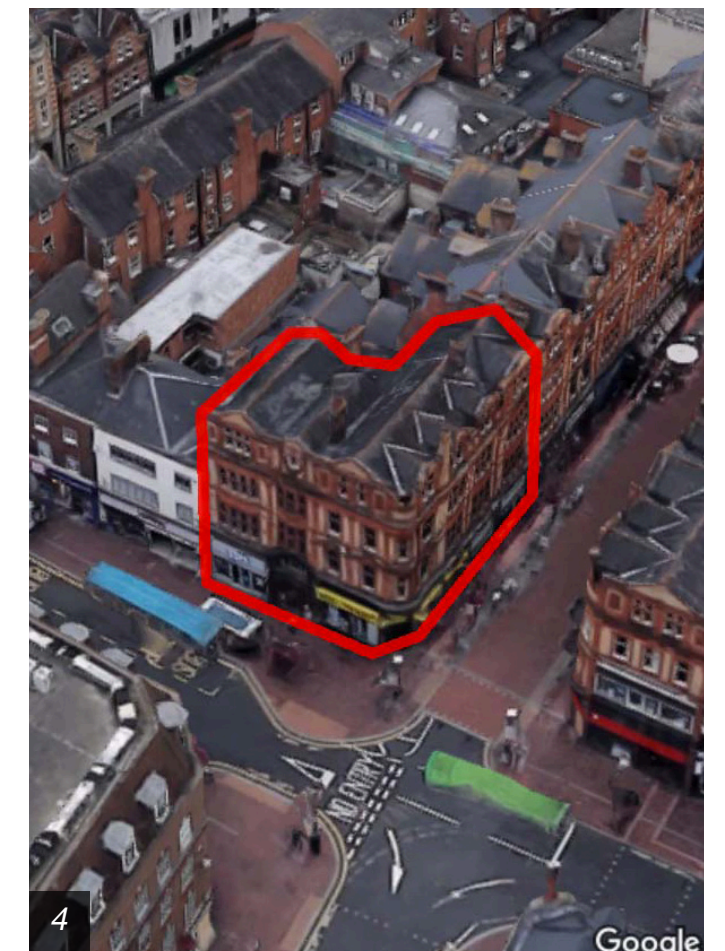
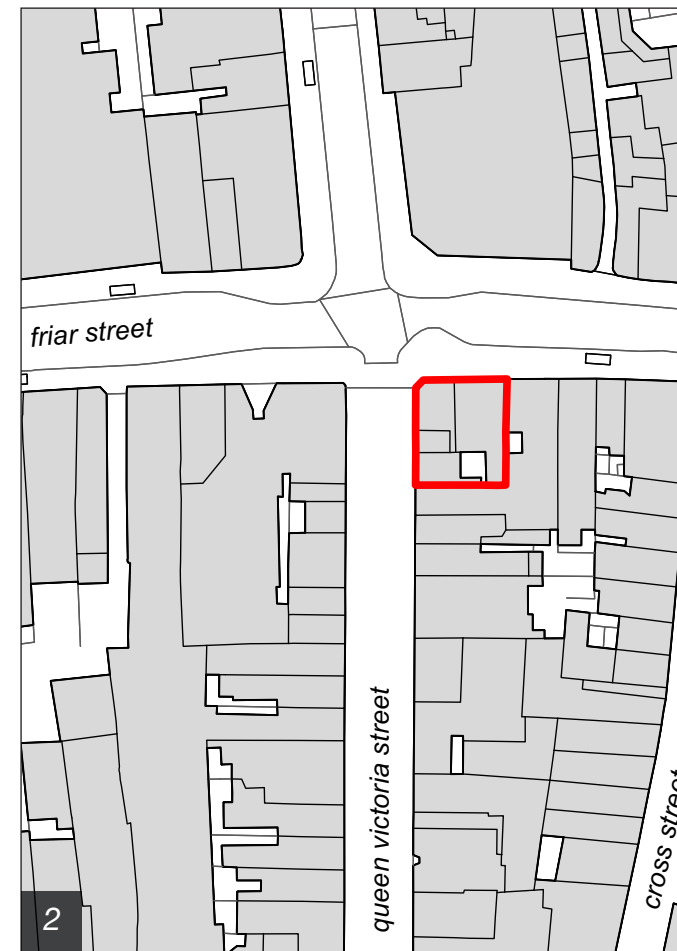


Fig 1: Location aerial
Fig 2: Location plan
Fig 3: Block plan
Fig 4: Location aerial

02 site and context *description*

Workspace office accommodation is positioned above ground-floor retail spaces (these retail areas are outside of the lease demise).

The striking elevations comprise of buff/yellow brick and sculpted terracotta ornamentation with a slate pitched roof, which in turn forms part of the impressive and civic set-piece street. The offices contain many impressive historic features.

From the street, No.150 Friar Street (originally purpose designed for office use) is entered through a large granite door surround. There are grand, panelled timber double doors with an ornamental frieze over and pilasters either side (see photos below). A well-sized hall welcomes visitors, dominated by a grand timber staircase.

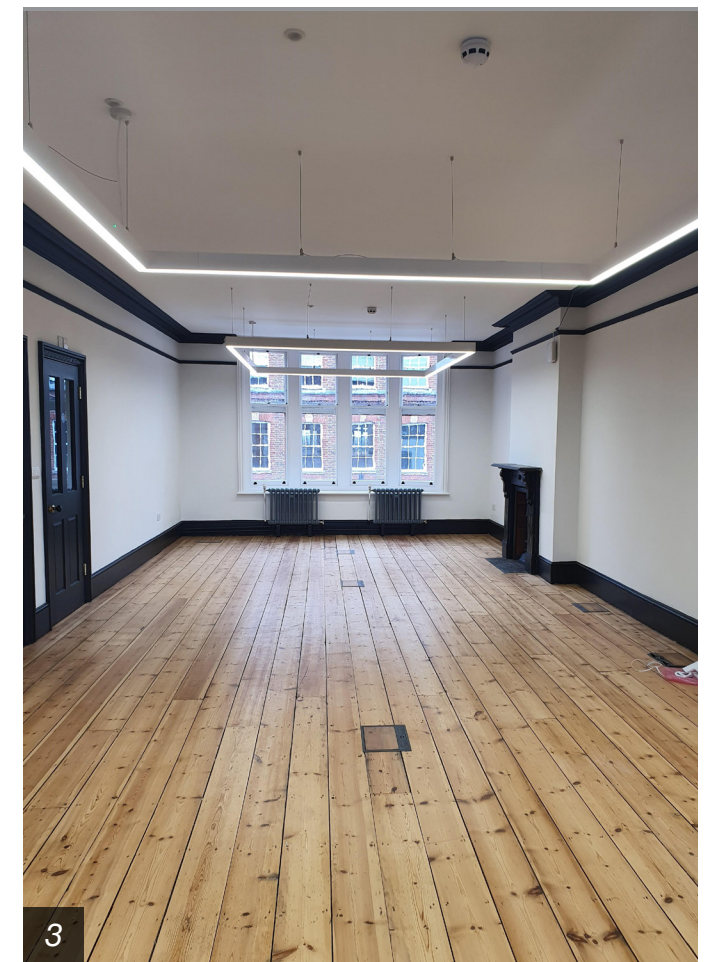


Fig 1: Exterior street view
Fig 2: Exterior view - entrance door
Fig 3: Interior view - second floor

02 site and context *designation* *historical development*

2.03 DESIGNATIONS

No.149-150 Friar Street and No.2-4 Queen Street are Grade II listed structures. The listing includes other properties of similar appearance and construction along Broad Street, Queen Victoria Street and Friar Street. The list entry number is 1113564.

The listing description is as follows.

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

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 Il 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).

Construction is recorded as circa 1900, however a property bears the date 1894 suggesting either and earlier date or phased development. Phased development is supported by variation within

the parade, with decrease in architectural detail possible indicating dwindling funds.

The buildings appear purpose built as offices and shop use, with some associated residential use above shop units. The ground floor is predominantly retail, with accommodation above providing space for professional offices or residential.

2.04 HISTORIC DEVELOPMENT

The buildings are constructed in a Free Baroque' style with dutch gables. To the street large and open shopfronts, which would have been typical of the period, were framed with monumental granite pilasters, console brackets and cornice. Whilst original frontages do not survive, enough of the granite surrounds remain to understand the design intention (sadly disrupted by modern light-boxes and metal framed windows). At the ground level, occasional grand granite surrounds provide access to the office spaces above.

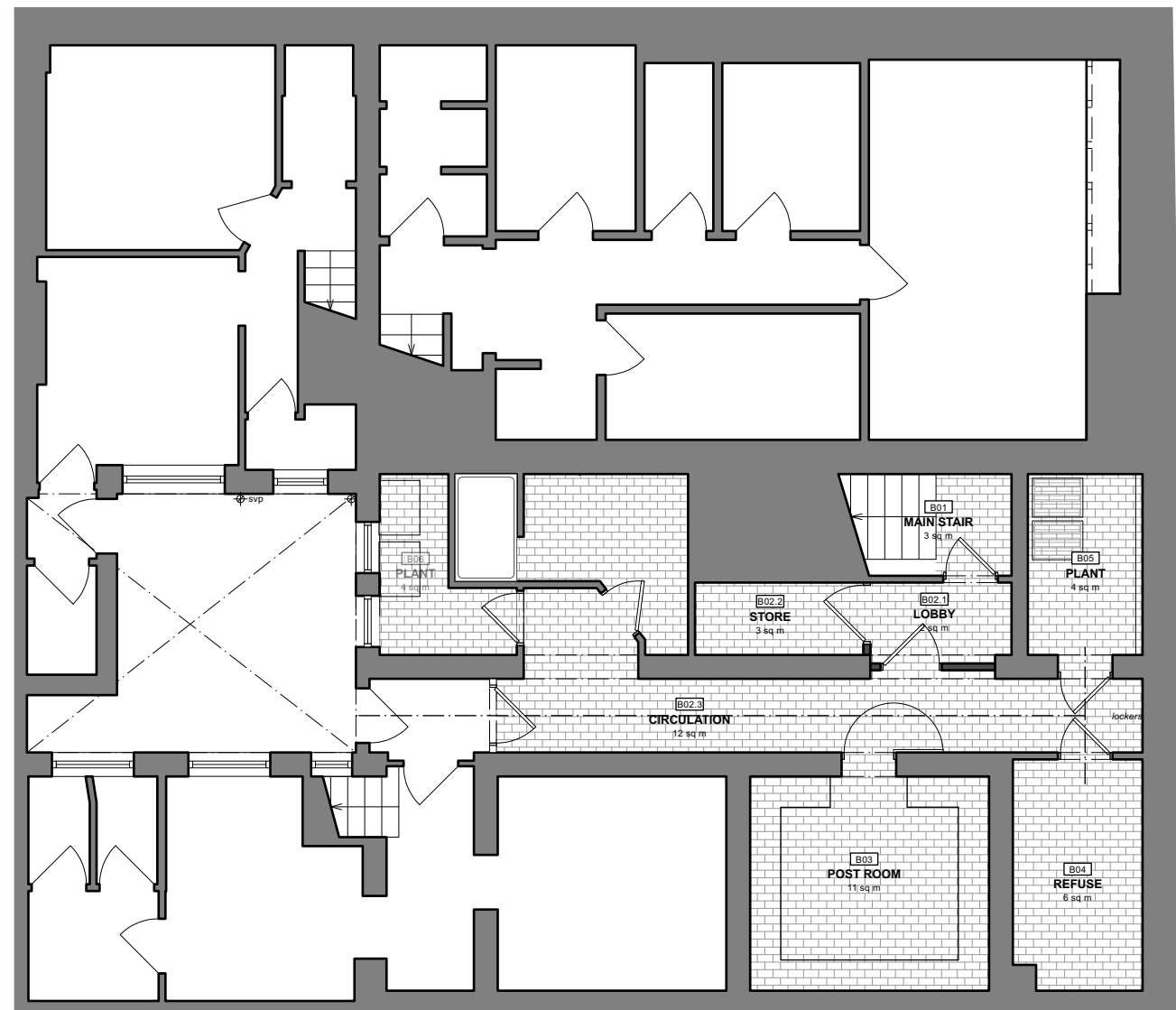
Above the shops two storeys of principal accommodation rise, with additional roof-space accommodation above illuminated through generous ornate dormers. The high-level elevations are characterised by decorative terracotta and red brickwork, contrasted against a lighter buff/yellow brick. Surfaces are enhanced with pilasters, pediments, string courses and parapets, arranged in an ordered yet playful manner. Sash windows prevail throughout, with large plate frames supplemented with leaded-light windows. Many assemblies are set behind terracotta fenestration. To the rear, the buildings are generally utilitarian with simple brickwork and expressed metal lintels.

The development's original design intent is remarkable preserved, with little alteration above the ground floor level. The development presents a fine example of the oeuvre and of Reading's late-Victorian civic aspirations.

Retail frontages have been replaced with modern fit-outs, however the granite entrance to the No.149-150 Friar Street remains as a significant feature. Above the shop units, the language of red and buff/yellow decorative brick and terracotta and attractive sash windows is well preserved.

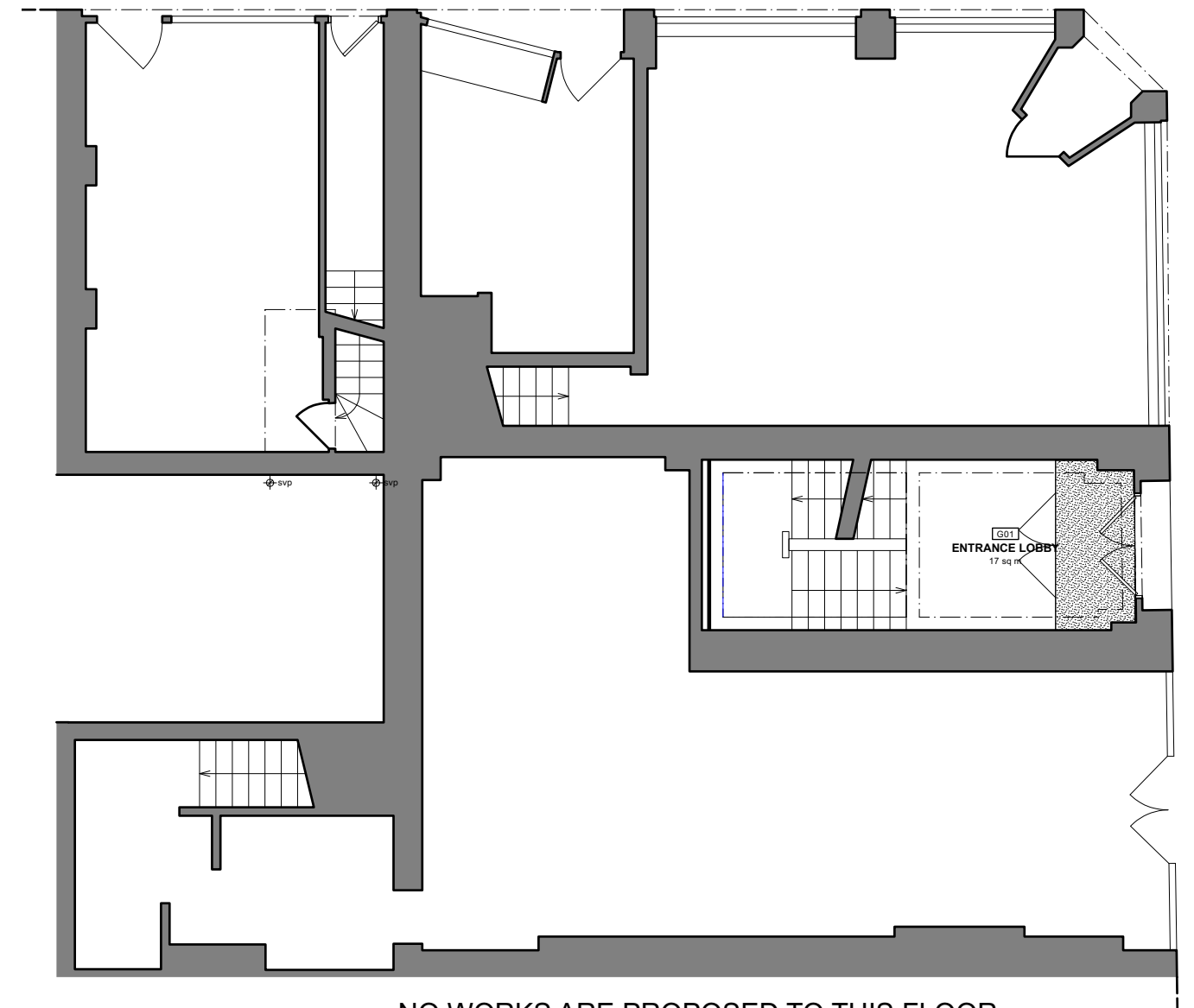
From the street, No.149-150 Friar Street (purpose designed for office use) is entered through a large granite door surround. A well-sized hall welcomes visitors, dominated by a grand timber staircase. Indicative of changing attitudes to front and back-of-house, the staircase accesses all levels with an equal architectural order.

03
design proposals
existing



NO WORKS ARE PROPOSED TO THIS FLOOR
(SHOWN FOR REFERENCE ONLY)

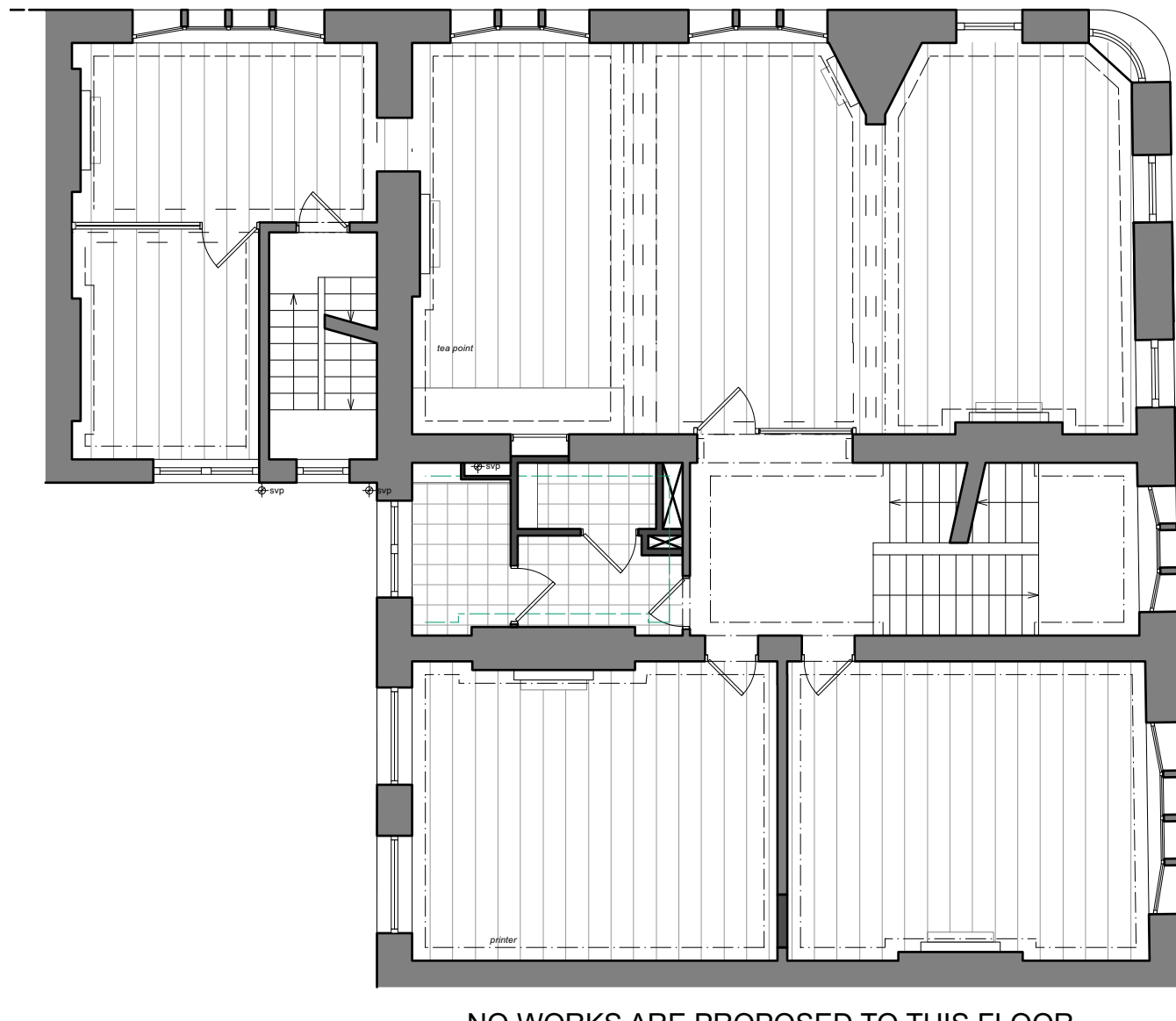
01: existing basement plan 1:100



NO WORKS ARE PROPOSED TO THIS FLOOR
(SHOWN FOR REFERENCE ONLY)

02: existing ground floor plan 1:100

03 design proposals *existing*



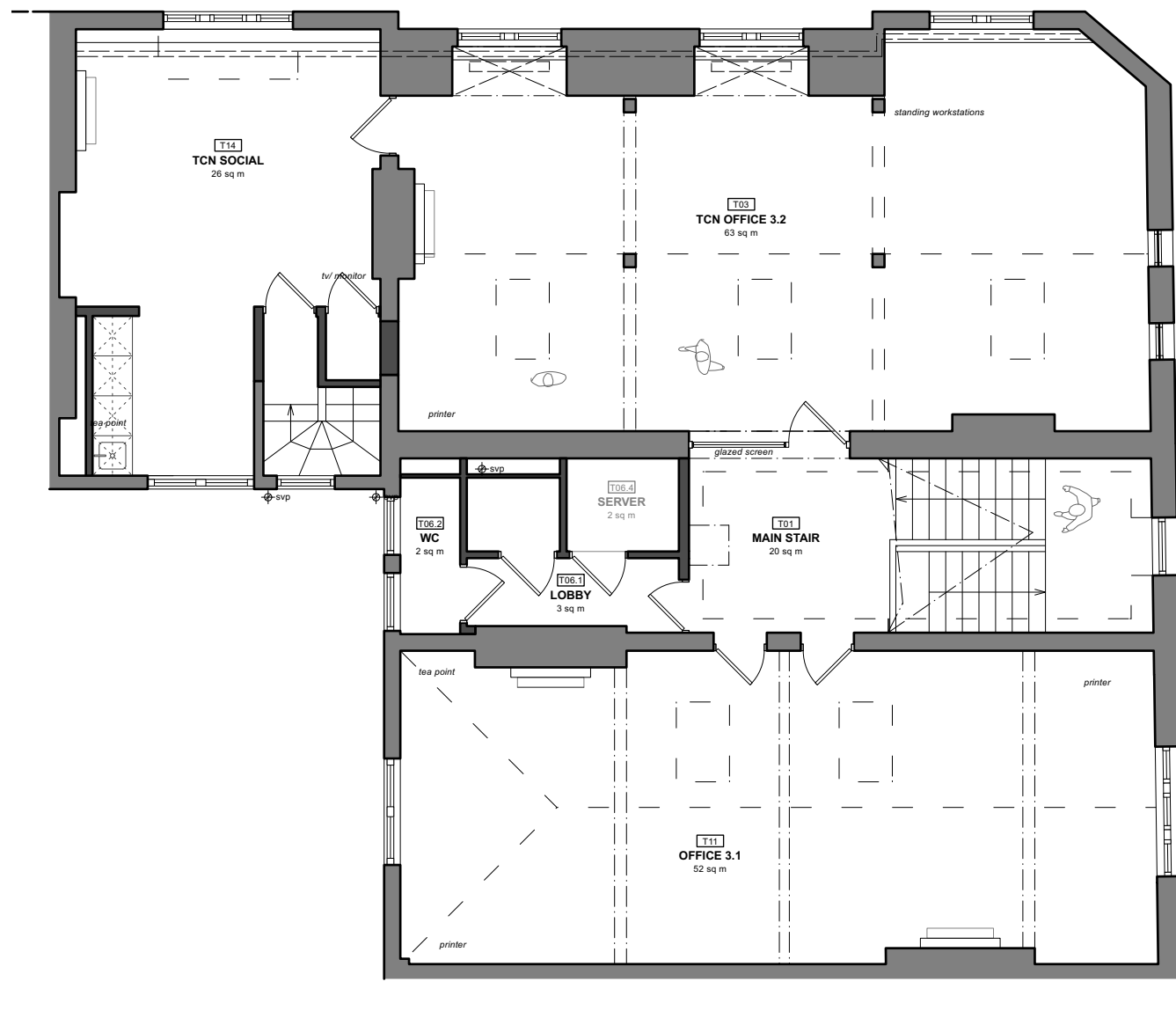
NO WORKS ARE PROPOSED TO THIS FLOOR
(SHOWN FOR REFERENCE ONLY)

01: existing first floor **plan** 1:100



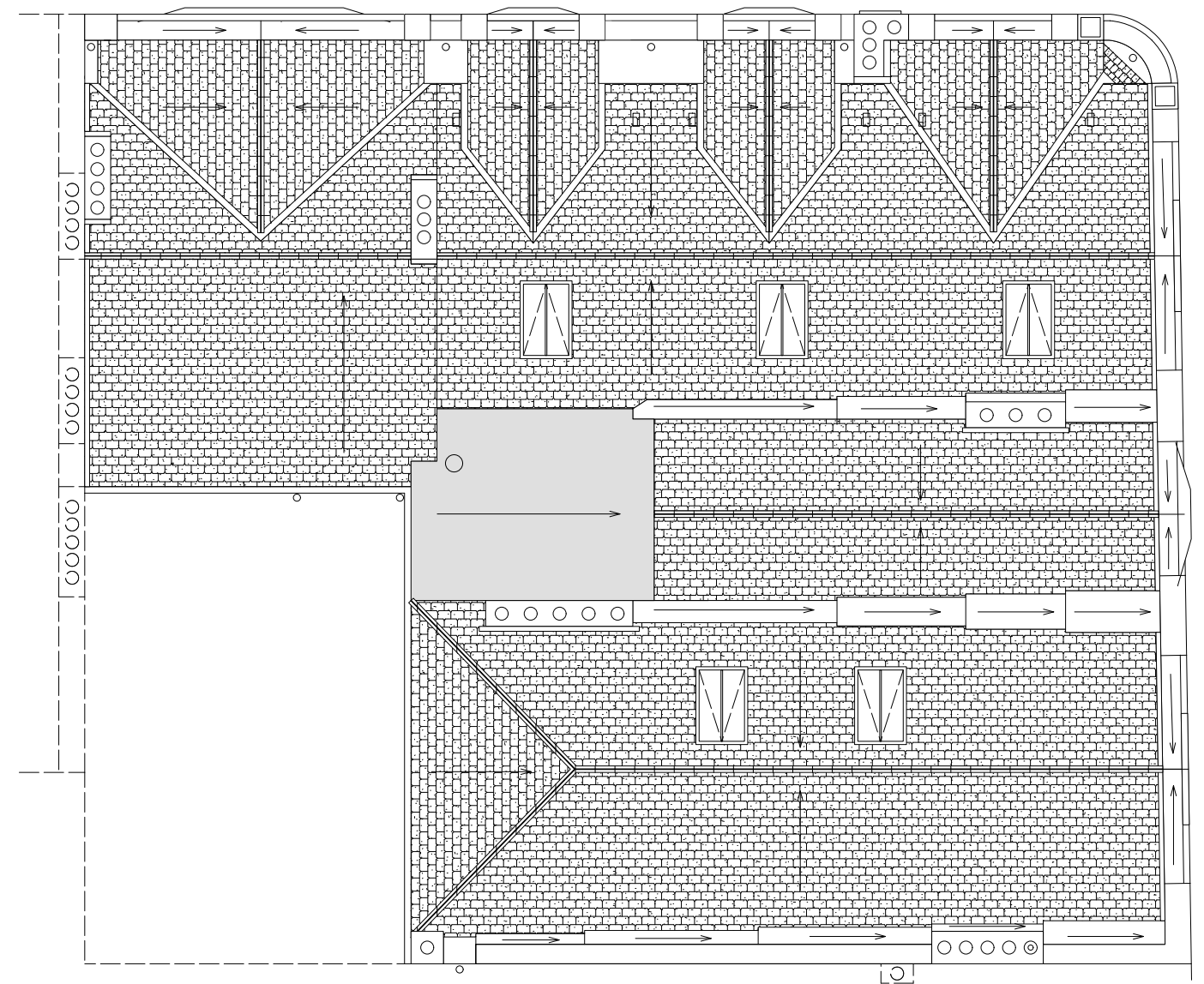
02: existing second floor **plan** 1:100

03 design proposals *existing*



NO WORKS ARE PROPOSED TO THIS FLOOR
(SHOWN FOR REFERENCE ONLY)

01: existing third floor plan 1:100



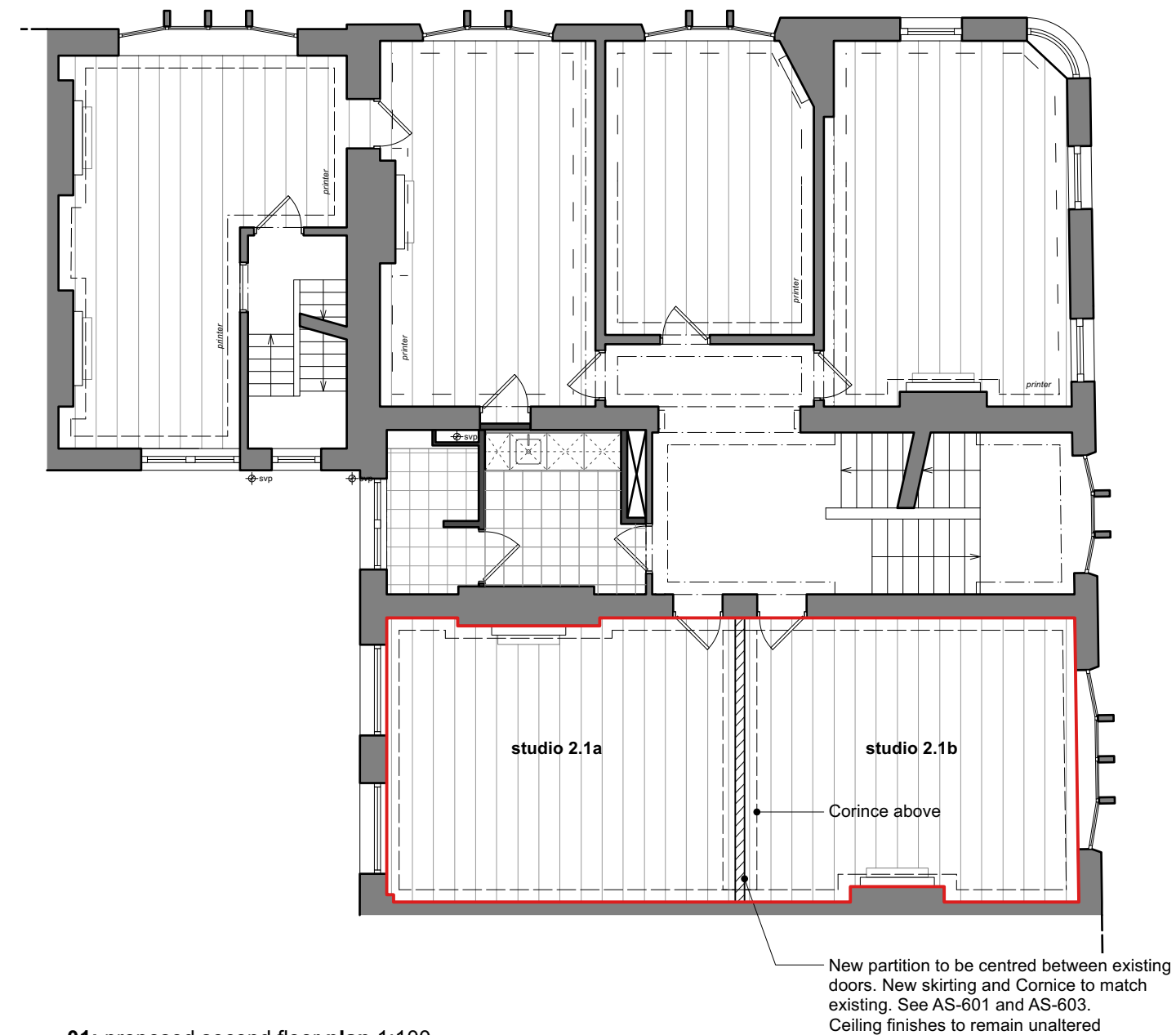
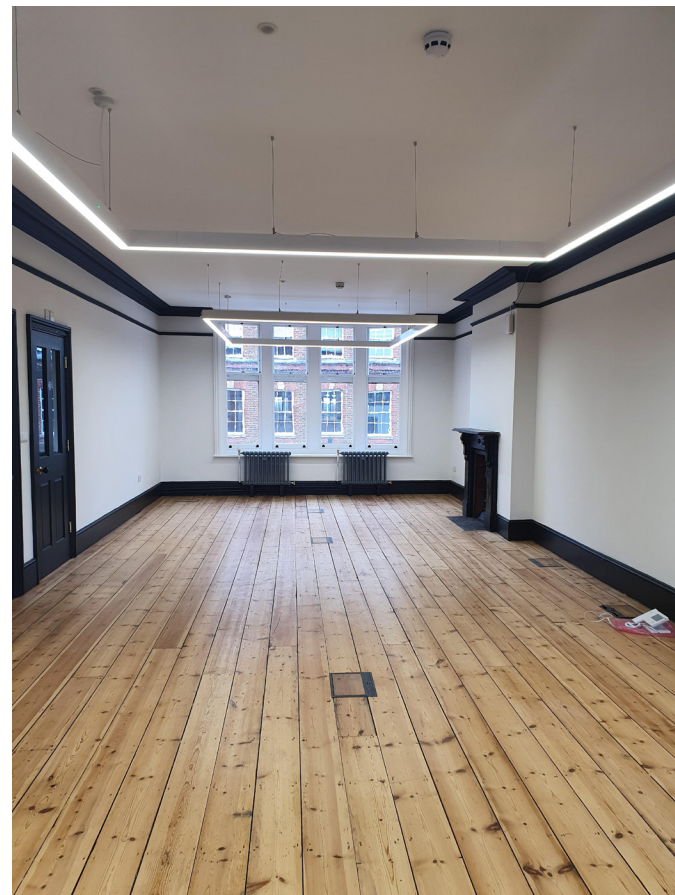
NO WORKS ARE PROPOSED TO THE ROOF
(SHOWN FOR REFERENCE ONLY)

02: existing roof plan 1:100

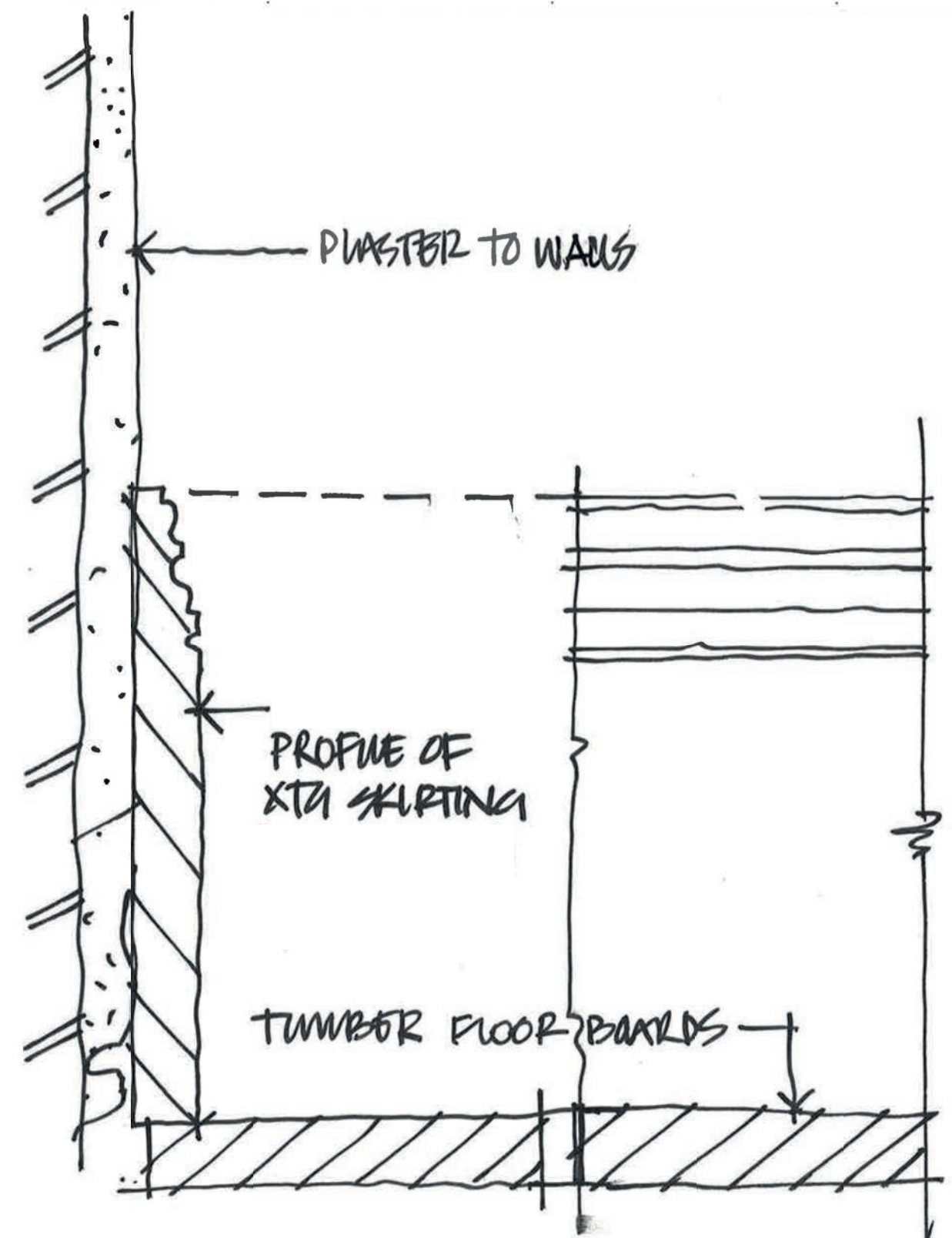
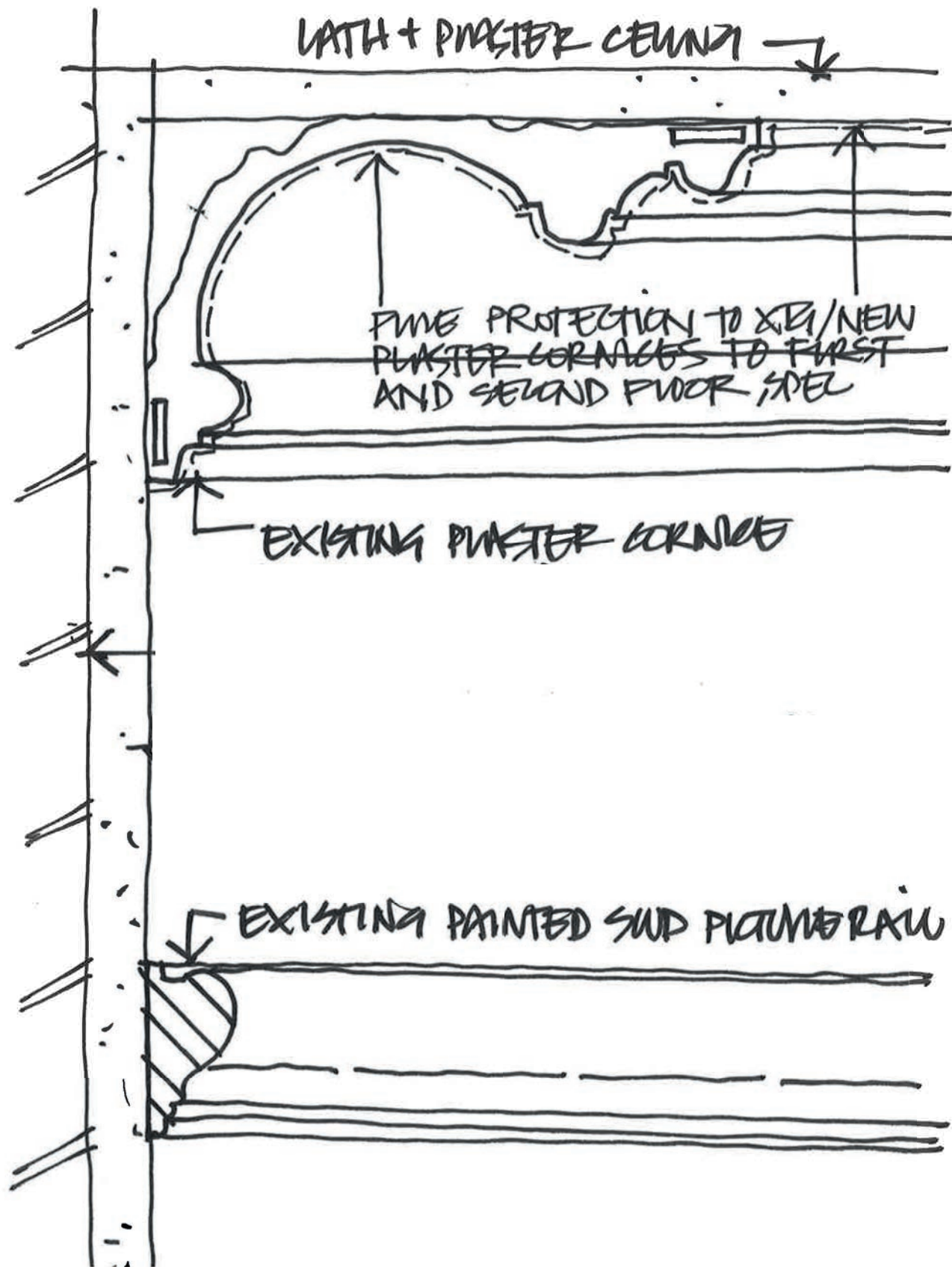
03 design proposals *proposed*

The proposals involve the reinstatement of a partition wall to divide the current workspace into 2 smaller units. Refer to plan opposite and photo of the current workspace below.

The existing cornice, picture rail, and timber skirting will be reinstated along the new wall to match existing (see photos below and details on the following page).



01: proposed second floor plan 1:100



A SECTION

B ELEV

ferguson mann architects					
Job Title Friar Street, Reading			Drawing Title CORNICE DETAIL (TYPICAL) FIRST/SECOND - EXISTING		
Client One Reading LLP c/c TCN UK					
Scale 1:2	Date 18.10.18	Drawn PM	Job No 10768	Drawing No AS 601	Revision

ferguson mann architects					
Job Title Friar Street, Reading			Drawing Title SKIRTING DETAIL		
Client One Reading LLP c/c TCN UK					
Scale 1:2	Date 18.10.18	Drawn PM	Job No 10768	Drawing No AS 603	Revision

04

heritage impact
assessment

4.01 INTRODUCTION

The following tables are provided in support of alterations to the second floor at 150 Friar Street based upon site observations, desk-based research and interpretation.

Each alteration is categorised against the criteria shown in the key below.

4.02 ASSESSMENT

Refer to the tables shown below.

KEY

Magnitude of impact	Definition
Highly beneficial	The proposals considerably enhance the assets significance
Moderately beneficial	The proposals enhance the asset's significance.
No impact	The proposals do not affect the asset's significance.
Moderately adverse	The proposals detract from the asset's significance.
Highly adverse	The proposals detract considerably from the asset's significance.

IMPACT ASSESSMENT OF PROPOSALS

Impact	Proposed alteration
No impact	Creation of new partition as shown on proposed drawings. No Historic fabric is removed. There was a wall in this same location historically therefore this proposal is reinstating the property as it was previously.

4.03 CONCLUSION

The proposals described in this LBC Application are therefore considered to be easily justified and do not cause harm to the Heritage Asset, nor cause any harm to the setting of the wider area, specifically Friar Street itself. We conclude that the proposals application should be supported.

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