



RIDGEWAY
HERITAGE CONSULTANCY

No. 10 GUN STREET, READING RG1 2JR

A Conservation Plan for Historic Fabric



Client: PDR Ltd

Project No: RHC 2024-55

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Front cover: View, looking north-east, within the first floor of No. 10 Gun Street.

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NON-TECHNICAL SUMMARY

No. 10 Gun Street is an early eighteenth-century house of three storeys, which is located on the south-eastern side of Gun Street, and within the St Mary's Butts and Gun Street Conservation Area. The building is listed at Grade II, and comprises part of an historic streetscape of broadly contemporary buildings. No. 10 incorporates elements of a sixteenth-century timber-framed dwelling, and occupies an elongated plot of probable medieval origin. Principal architectural interest and significance relates to the street frontage with its fine doorcase and brickwork, and regular arrangement of sash windows, all of which indicate a house of some status. Interior elements include an eighteenth-century staircase and surviving fittings.

After the mid-nineteenth century, the house was in use as a commercial premises, and two surviving shop frontages date from this time. During twentieth-century use as office space, No. 10 underwent a number of internal changes and loss of historic features. The house has remained unoccupied since 2004, and has suffered a degree of internal and external deterioration. An earlier planning consent for the conversion of the property has not been realised, although a previous rear extension to the building was demolished.

Following pre-application discussion with Reading Borough Council, it has been agreed that a renewed planning application for the Purple Turtle Playhouse scheme should be supported by a detailed assessment of the interior spaces of the historic house, and their surviving fixtures and fittings. This document therefore provides a description of these, together with their current condition, where appropriate. It is proposed that the rooms of the historic house should remain unaffected by the proposed scheme, and be repurposed as a café/retail premises at the ground floor, and as overflow/meeting rooms above. Existing fittings and fixtures would therefore remain *in situ*, and the proposed scheme would offer a valuable opportunity for their repair and conservation, and for the refurbishment and reinstatement of the room-spaces themselves. Such refurbishment would include the north, street elevation of No. 10, for which scope has been included in this report. Where possible, conservation priorities for each floor of the house have been outlined. These are intended to address evident problems and damage, although such lists are not exhaustive. It is expected that such priorities will focus on the stairs and stair tower, which comprise the most significant surviving feature. However, attention is drawn to less prominent features, including mouldings and architraves, which contribute importantly to the historic character of interior spaces, together with the sash windows of the first and second floors.

1. INTRODUCTION

- 1.1 In September, 2024, Ridgeway Heritage Consultancy was commissioned, by WAND Projects, on behalf of PDR Ltd, to prepare this Conservation Plan and audit for the surviving historic fabric of No. 10 Gun Street, Reading RG1 2JR (NGR 471472 173283) (Fig. 1). It is proposed to convert the historic front ground-floor portion of the historic building as a retail premises, with a proposed performance venue to be located within a new extension at the rear of the building. No. 10 Gun Street is an early eighteenth-century town house which incorporates elements of a sixteenth-century timber-framed dwelling, which is listed at Grade II (NHLE 1321918). It is located within the St Mary's Butts and Castle Street Conservation Area.
- 1.2 This Conservation Plan has been commissioned in response to a pre-application meeting held with Reading Brough Council on September 25th, 2024. It will address the concerns of conservation officers regarding the potential effects of the proposed scheme on the surviving internal historic fabric of the building. This document is therefore intended as an inventory of surviving aspects of internal and external fabric, and the conservation prescriptions associated with these. It is also intended that this document should be regarded as ancillary to the heritage statement to be submitted in support of a future application, and to the heritage planning review document prepared in July, 2024 (Ridgeway Heritage Consultancy 2024).

Location and Context

- 1.3 No. 10 is located on the south-eastern side of Gun Street, directly opposite the southern boundary of St Mary's Churchyard (Fig. 1). The building frontage rises directly from the pavement edge. The culverted course of the Holy Brook stream runs close to the south-eastern boundary of the site, with the modern buildings of the Oracle Centre located just beyond this. The Site is bordered on the south-western side by the Purple Turtle bar and club at No. 9 Gun Street (Fig. 2). Together with adjoining buildings, it forms part of a continuous frontage along the south-eastern side of Gun Street, with adjoining properties mostly comprising retail outlets at ground-floor level. The property has been unoccupied for a number of years, and is now in deteriorating condition, both externally and internally.

The Recent History of No. 10 Gun Street

- 1.4 Later nineteenth-century mapping provides a record of the commercial development of the premises at this time including a malthouse to the rear, and the use of the ground floor of the historic building as a saddlery business. A fire insurance map of 1895 demonstrates that both ground-floor shop-fronts were occupied by the saddlery business, with the malthouse and an unspecified workshop to the rear (Fig. 8). In 1935, the rear of the premises was in use as a glassworks, which extended over the Holy Brook. This was partially demolished in 1938, after which a health centre was established by the Reading Medical Society Ltd. Considerable internal refurbishment was undertaken at this time, with the internal conversion of the building into a series of office spaces, including a conference room. The removal of much historic fabric and a number of internal subdivisions appears to date from this time. Some individual rooms have been amalgamated by the removal of internal walls, and remaining walls have been replastered. Circulation within a larger office building to the rear (now demolished) was achieved by inserting new doors in the historic back wall. The building was subsequently acquired by the Berkshire Area Health Authority in the post-War period, and in 1997 proposals were submitted for the demolition and redevelopment of buildings to the rear. The building was purchased from the West Berkshire Health Authority in 2004, and is in the same ownership as the adjoining Purple Turtle bar and club, at adjoining No. 9 Gun Street. It is understood to have remained largely unused since this time, pending planning consent.

The Scope of this Conservation Plan

- 1.5 It is proposed that no alterations or removal of historic fabric shall be undertaken within the historic building, and that its internal spaces and their fittings shall be retained and conserved. Recognition is given to the deteriorating condition of these historic interiors and the valuable opportunity afforded by the proposed scheme for their conservation and refurbishment. Within the overall scope of the proposed scheme, it is proposed that the ground-floor rooms would be used as a café and retail outlet, with the first and second-floor spaces used as meeting rooms and overflow accommodation. These proposed viable uses will enable the sustainable preservation of the existing plan-form and fabric of the Grade II-listed building.

- 1.6 The former commercial use of the house, together with its twentieth-century conversion to office space, has resulted in the removal or concealment of much original historic fabric, so that some rooms retain comparatively little historic interest. This is particularly the case with the two ground-floor rooms. As far as possible, any plan of conservation should aim to reinstate original plan-form, and to reveal concealed historic features. This would entail the removal of modern stud walling and office partitions, and the opening of blocked features, such as fireplaces. Where possible, intrusive modern doors within original door-frames should be replaced with examples of appropriate historic pattern. All repairs and refurbishment of historic fabric should be undertaken in accordance with current sectoral guidance, as quoted in the Reference section of this report.

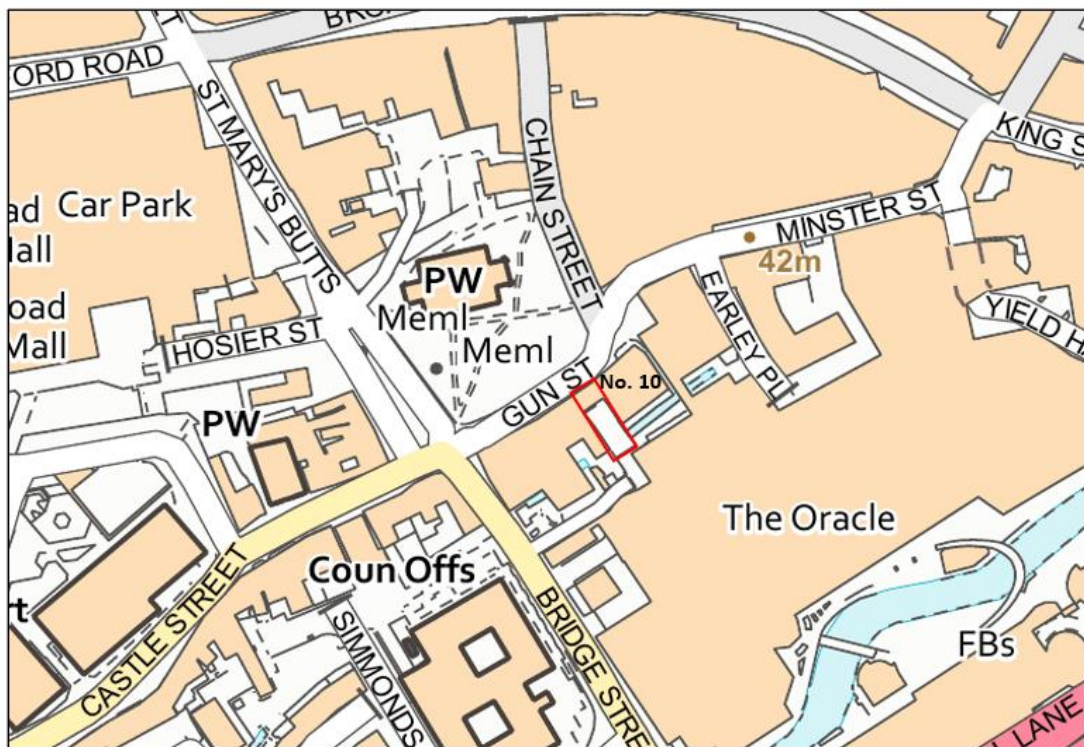


Fig. 1: Location Plan of No. 10 Gun Street and surrounding buildings (scale 1:1,250).

- 1.7 In considering applications for development which result in impacts to listed buildings, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to have special regard to the “desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”. It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 200 of the National Planning Policy Framework:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.8 The aims of this Conservation Plan are to provide:

- An inventory of surviving external and internal historic features and aspects of historic fabric, and a description of their current condition.
- A description of significance;
- Prescriptions for the conservation and/or positive management of historic features;

2. THE NORTH, STREET ELEVATION OF No. 10 GUN STREET

Description

- 2.1 The north elevation of No. 10 Gun Street is of three storeys and two bays, and is constructed in red brick, which is laid in Flemish bond (Figs. 2 and 4). There is evidence of tuck pointing, and burnt headers have been used to create a decorative diapering effect. Brickwork is otherwise relatively plain, with a string-course above ground-floor windows and a painted stucco plat-band above first-floor windows, with a moulded cornice at eaves level. Square-headed window openings have gauged and rubbed brick headers. Square-headed window openings have gauged and rubbed brick headers.



Fig. 2: The south, street elevation of No. 10 Gun Street.

- 2.2 The first and second floors each have two pairs of sash windows, with exposed sash boxes (Fig. 2). The four-pane sashes are not original, and appears to be nineteenth-century replacements of original six-over-six sashes, which have been inserted in the original eighteenth-century timber frames (Figs. 44 and 45). There is a central doorway, which is situated slightly to the left of centre, which retains an original doorcase (Figs. 2 and 3). This comprises a pedimented canopy with moulded architraves, which is supported by heavy timber brackets and pilasters. The half-glazed door is not original, but features panelling,

and may be a later nineteenth-century replacement. The original glazing design of the rectangular fan-light has been lost, and replaced with plain glass of modern date (Figs. 3 and 8).



Fig. 3: The front door and original doorcase of No. 10.

2.3 To the left of the front door (ie. the eastern side) is a large shop window of mid to late nineteenth-century date, which incorporates moulded timber mullions and a transom with a painted timber fascia above (Figs. 2, 4, 12 and 14). On the right-hand side is a projecting, square-headed bay window, with slim glazing bars (Figs. 2, 4, 13 and 15). This also represents a well-preserved nineteenth-century shopfront. The two ground-floor shopfront windows are an outstanding feature of the building, and are importantly illustrative of its later commercial history and adaptation. These features would be fundamental to the proposed reuse of the ground floor as retail and café space, and would eminently merit refurbishment and repair.

2.4 The front elevation of No. 10 Gun Street would not be directly affected by the proposed scheme, although it contributes importantly to the architectural interest and significance

of the building as a whole. In its currently unused and unmaintained condition, the front elevation detracts from the appearance of the building and the settings of adjoining historic properties on Gun Street. The inclusion within the proposed scheme of provisions for the refurbishment and repair of the front elevation would greatly enhance the appearance and historic character of the building



Fig. 4: The front doorway and two ground-floor shop windows of No. 10.

Inventory of Historic Features

- Half-glazed timber front door, with original door-frame;
- Pedimented timber doorcase;
- Left-hand shopfront window with transom;
- Right-hand shopfront bow window;
- External iron railings;
- Cast-iron rainwater goods;
- Four first-floor sash windows with external sash boxes;
- Four second-floor sash windows with external sash boxes;
- External brickwork, including eaves cornice and stucco band between first and second floors;

Proposed Conservation Tasks

2.4 The proposed conservation tasks are recommended for any programme of refurbishment and repair of the front elevation of No. 10 Gun Street:

- Cleaning and re-pointing of defective brickwork, using an approved lime mortar (Frew 2007; Henry and Stewart 2012);
- Cleaning and repainting of iron railings;
- Removal of old cabling and fixtures from brickwork;
- Cleaning and repainting of doorcase with paint of approved type and tone;
- Cleaning and repainting of timber elements of the two shopfront windows, with local repair of any defective elements according to specification;
- Cleaning and repainting of sash windows, with repair of any defective elements, according to specification (Historic England 2017);
- Cleaning and repainting of rainwater goods, with local repair and replacement, where necessary, with elements of appropriate historic character;
- Repainting of stucco band between first and second floors, and eaves cornice; and
- Consideration to be given to the replacement of the existing front door with one of appropriate historic character.

3. THE BASEMENT

- 3.1 The basement comprises part of the original plan-form of the building, albeit a part which was never designed to receive much in the way of fittings or architectural features. It therefore comprises two inter-connected plain spaces which are largely devoid of heritage interest and which have been subject to later alterations and the relining of walls and ceilings (Figs. 5 and 6). The floor is of modern concrete. The existing narrow staircase to the basement comprises a rare surviving feature. This would be retained *in situ*, but with a number of risers at the bottom removed to accommodate a small cleaners' cupboard. It would otherwise remain unused, with a new staircase installed behind, to provide access between ground-floor and basement levels.

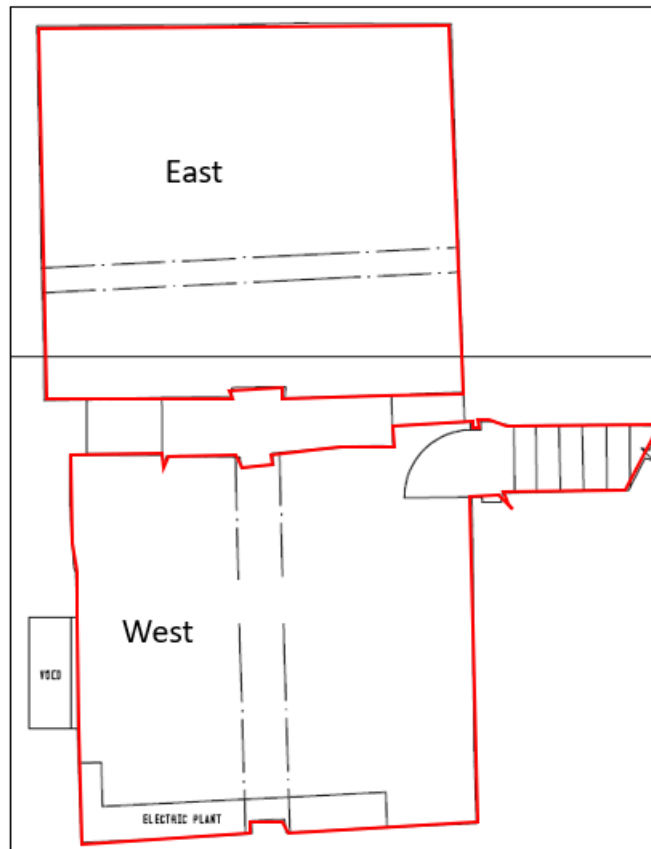


Fig. 5: Plan of the existing basement.

- 3.2 Part of the basement is proposed for customer toilets, with other spaces proposed for storage and staff facilities. Any removal or alteration of *in situ* historic fabric would be confined to a small number of risers at the bottom of the existing stairs, which would e

removed to enable the installation of a small walk-in cleaners' cupboard and storage area. This level of the building otherwise retains little heritage interest or significance.



Fig. 6: View, looking north-east within the basement, with modern floor and surfaces.

4. THE GROUND FLOOR

4.1 Entry to the ground floor from the front of the building is via the central doorway into a narrow passageway, which appears to comprise part of the original plan-form of this level (Figs. 7, 8 and 17). This now has doorways at the northern end, which lead to each of the rooms to right and left, that on the right side, leading off a short connecting passage (Figs. 7 and 16). These openings are not original, as there is evidence of opposing connecting doorways further to the south along the passageway, which have been blocked. Within the room on the left-hand side, comprising former shop premises, are elements of exposed timber framing, which have been painted black (Figs. 9 and 11). Doors and door architraves are of modern date, and this space otherwise retains little heritage interest, apart from the shop-front window with moulded timber mullions (Figs. 4, 10 and 12) and



Fig. 7: Ground-floor plan.

- 4.2 Within the left-hand ground-floor room, the wall on the right-hand (ie. the dividing wall of the adjacent passageway on this side) may be a modern insertion. The back wall of this room is likely to have accommodated a fireplace, which has since been removed. The right-hand shop premises retain no visible surviving features, except for the bow-fronted window, and an exposed axial ceiling beam (Figs. 7 and 15). The date of the skirtings is unclear, although these are likely to be modern.
- 4.3 The western room is accessed by a short passage at the end of the central passageway, which also provides ground-floor access to the stairs (Figs. 7 and 16). This has been formed by an inserted stud wall of modern date. The doorway providing access to the western room is of modern date. The central passageway is very plain in terms of architectural features, but retains some sections of moulded cornice at its southern end (Fig. 18). At this end a pair of modern timber double doors originally provided access to the rear extension. These have a large, timber-framed top-light comprising two large panes (Fig. 17).

Inventory of Features

- 4.4 The following features have been recorded at the ground-floor of the historic building:
- The interior of the left-hand (ie. eastern) shop-front window;
 - The interior of the half-glazed timber front door;
 - The original door-frame of the front door;
 - A modern timber door and door-frame at the rear of the eastern room;
 - A modern timber side-door and door-frame at the western side of the eastern room;
 - Exposed elements of historic timber-framing in the eastern room;
 - A section of moulded cornice in the eastern room;
 - Timber skirtings of probable modern date in both eastern and western rooms;
 - A modern timber door and door-frame on the eastern side of the western room;
 - A section of moulded cornice within the central passageway;
 - Modern timber partitions in the short connecting passage to the western room and the stairs;

- Modern timber double doors at the southern end of the central passageway, with glazed top-light above;
- The interior of the large bay window of the western room;
- Internal plastered wall surfaces.

Proposed Conservation Measures

4.5 Few Conservation measures are proposed for the ground floor, but these could include the following:

- The cleaning, refurbishment and repainting of the interiors of both shopfront windows;
- The removal of modern partitions within the western room, to enable direct access to the central passageway and stairs;
- The removal of the inauthentic black paint finish on the exposed timber beams;
- The consolidation and repainting of any deteriorated plastered and painted surfaces, including parts of the ceiling in the western room; and
- Replacement of the modern double doors at the southern end of the central passageway.



Fig. 8: View, looking north along the ground-floor central passageway, with the front door.



Fig. 9: View, looking south within the eastern ground-floor room, with exposed timber framing.



Fig. 10: View, looking north within the eastern ground-floor room, with the timber-mullion window.



Fig. 11: View looking north-west within the eastern ground-floor room, with timber beam and moulded cornice.



Fig. 12: Detail of the left-hand, timber-mullioned shopfront window.



Fig. 13: Detail of the right-hand shopfront bow window.



Fig. 14: Detail of the left-hand shopfront window, with condition of paintwork.

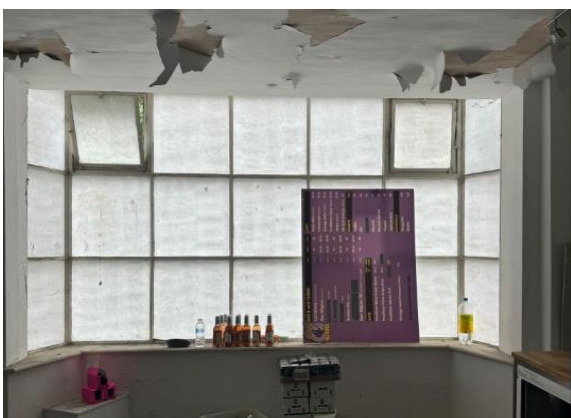


Fig. 15: View, looking north, of the interior of the bow-fronted shopfront window.



Fig. 16: View, looking west from the eastern ground-floor room, with details of door openings.



Fig. 17: View, looking south within the ground-floor passageway, of the rear double doors and top-light.



Fig. 18: View looking south-west within the ground-floor central passageway, with detail of ceiling architrave.

5. THE STAIRCASE

Description

- 5.1 The staircase, at the rear of the historic house, comprises the most significant surviving aspect of historic fabric. It appears to be of earlier eighteenth-century date, and thus broadly contemporary with the date of the house, but may have come from another building and installed in No. 10 at a comparatively recent date. Visible evidence indicates that the staircase has been cut down to fit the more confined space within the stair tower, with some poor continuity of timber runs and cuts in the hand-rail. It is likely that there was a pre-existing stair tower in this location, into which a salvaged staircase was inserted, although much of the existing cement-based fabric of the tower is clearly of relatively recent date, and possibly post-War. The staircase is lit at various stages by a number of window openings, some of which are historic.

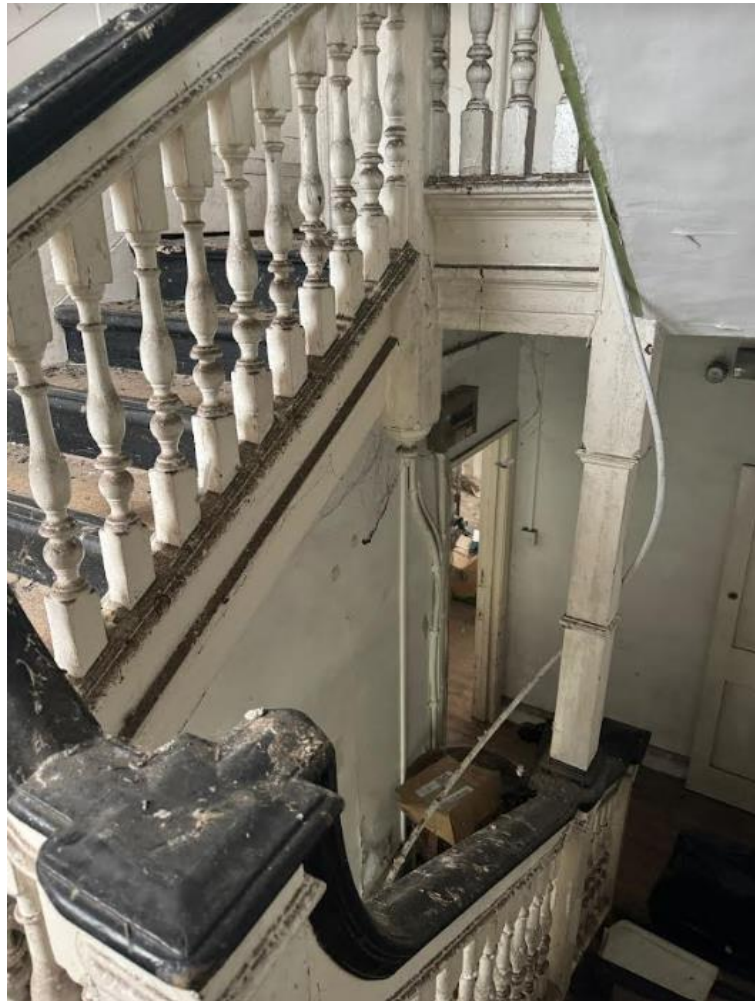


Fig. 19: View, looking north-west from the first landing, of the ground-floor section of the staircase.



- 5.2 The staircase is an elaborate construction, comprising a series of half-turns between floors, with intervening split landings. The confined form necessitates short runs of turned balusters set between substantial box newels and suspended newels, which are set on moulded stringers (Figs. 19-24). The broad, moulded handrail may be of hardwood, but has been painted black at a relatively recent date. All other parts of the stairs have painted white, but are assumed to be of oak construction. At each floor, landing newels have been extended to form supporting posts for the landing above (Figs. 21 and 22). Exposed landing stringers exhibit moulded architrave decoration. Step risers may be original, although treads have been extensively replaced with modern softwood or chipboard, with rubberised protection of tread noses (Figs. 21 and 28).
- 5.3 Within the lower floors, surrounding walls have simple panelled dados rising from wall stringers, with plain, recessed square panels and a plain rail (Figs. 20, 21, 27 and 28). Above the second floor, the dado panelling is absent, and replaced by simple skirting (Fig. 22). The general condition of the stairs appears to be sound, and relatively unaffected by damp and decay. However, at the highest, attic landing, painted and plastered wall surfaces have been badly affected by damp and water ingress (Figs. 25-27 and 31-33). A modern timber door leads off the split landing at first-floor level (Figs. 22 and 35), and access to first and second floors, and attic, off the staircase landings is via modern timber doors of institutional character. The stairs are white-painted at lower levels, with the second-floor painted a light green (Figs. 23, 24 and 27). The hand-rail is painted black throughout, which may disguise an original polished hardwood finish.
- 5.4 The stairs are lit by a succession of window openings in the rear and side walls of the stair tower, all of which appears to be inserted items of different dates. There is a modern, steel-framed Crittall-style window at the split landing below the first floor (Fig. 22), and a nineteenth-century, six-over-six sash window at the split landing below the second floor (Figs. 25 and 27). A distinctive round-headed window opening, with timber glazing bars, is positioned below the attic landing (Fig. 30), with a simple six-pane casement below the first-floor landing (Figs. 28 and 29). With the exception of the round-headed window, the existing fenestration of the staircase appears to be in relatively good condition, and contributes to the historic character of this feature.



Fig. 20: Stairs and dado panels and rail above the first-floor landing.



Fig. 21: First-floor landing, with dado, and stair construction, including supporting extended newel post.



Fig. 22: Looking down to first-floor landing, with modern inserted door and window.

Fig. 23: Looking up to attic landing, with suspended newel and balusters.



Fig. 24: Looking up staircase from second-floor landing.



Fig. 25: Nineteenth-century sash window below second-floor landing, with deteriorating wall surfaces.



Fig. 26: Suspended newel and deteriorating plasterwork at attic landing.



Fig. 27: Nineteenth-century sash window with dado and deteriorating plasterwork below the second-floor landing.



Fig. 28: View, looking down from first-floor landing.



Fig. 29: Small modern casement window below first-floor landing.



Fig. 30: Round-headed window below attic landing.



Fig. 31: Nineteenth-century six-over-six sash window below second-floor landing.



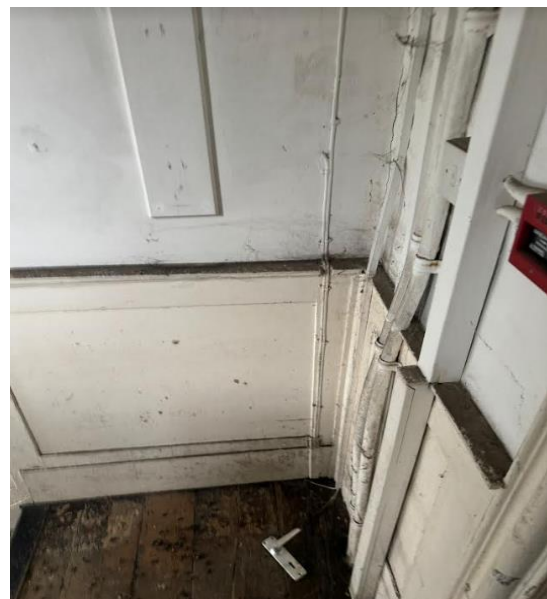
Fig. 32: Doorway into attic at top of staircase.



Fig. 33: Modern door at second-floor landing.



Fig. 34: Dado panels and modern cabling and trunking at second-floor landing.



Inventory of Historic Features

5.6 The stairs and stair tower are associated with the following features:

- Staircase construction, including rails, newels, ballusters, stretchers, treads etc.
- Dado panelling and rail;
- Timber skirtings;
- Metal-framed window;
- Nineteenth-century sash window below the second-floor landing;
- Small six-pane casement window below the first-floor landing;
- Round-headed window below the attic landing;
- Modern light fittings;
- Modern timber doors and door-frames off the first-floor split landing, and into first and second floors;
- Painted plaster surfaces on surrounding walls and ceilings.

Proposed Conservation Measures

5.7 The following conservation measures are proposed for the stairs and stair tower:

- Weatherproofing and alleviation of water ingress and damp within the upper stages of the stair tower and/or adjoining sections of roof;
- Cleaning and restoration/repainting of the stairs;
- Removal of the existing paint finishes, and repainting;
- Making good and repairing of stair risers and treads;
- The removal of extraneous modern cabling and cable trunking;
- The restoration of existing plastered and painted surfaces affected by damp or water ingress;
- Refurbishment and repainting of windows, with restoration of the damaged round-headed window;
- Refurbishment and repainting of dado and rails;
- Cleaning and repainting of plastered and painted walls and ceilings within stair tower;
- Cleaning and, where necessary, repair of wooden floors within landings and split landings.

6. THE FIRST FLOOR

6.1 At the entrance to the first floor, is a small WC which has been created by twentieth-century room divisions, and which is accessed off the stairs (Fig. 35). This is of no heritage interest. The two rooms which originally comprised the first floor of the historic house have been amalgamated, although substantial nibs of walling have been retained on the northern and southern sides, to indicate the location of the dividing wall. Despite the extent of twentieth-century changes, the first floor probably represents the best surviving interior space of the historic house, with sash windows, dados, cornices and a fireplace (Fig. 36). An original doorway into the left-hand, ie. eastern, room survives (Fig. 39), although a modern doorway, which provided access to the former rear extension, has been inserted to the left-hand side of the fireplace (Fig. 40).





Fig. 36: View, looking north-east, of the first-floor interior of No. 10 Gun Street.

Description

- 6.2 The two pairs of sash windows on this floor comprise its most prominent features (Figs. 44 and 45). These now comprise simple, four-pane sashes, reflecting a replacement of probable later nineteenth-century date. The timber-lined reveals of each window opening have recessed panels, each with a timber window-seat below. Window cases have broad internal surrounds, with moulded edges. The interval between each window contains a section of timber dado, with a raised panel and rail. These are of the same pattern as the dado around the circumference of the two former rooms on this level, which has raised panels with moulded surrounds (Figs. 36-41). There is a plain picture-rail and a moulded plaster cornice and architrave at ceiling level (Figs. 36-41). The east/west axial beam which extends across both former rooms has been partly disguised by a plastered surface and a plaster cornice which both matches, and is continuous with, that on surrounding walls (Fig. 37). This now has modern light fittings.
- 6.3 The two doorway openings onto the first-floor landing both have original moulded door-frames, but contain inserted modern doors (Figs. 35, 39, 41-3). The western of the two former rooms has an inserted small kitchen space in its south-western corner, which has

been constructed of stud walling (Figs. 35, 38 and 41). The southern, rear wall of the eastern room has a partly-concealed fireplace, which appears to be of early nineteenth-century date, with an ornamental overmantle (Fig. 40). It is probable that a corresponding fireplace exists, or existed, on the rear wall of the adjoining western room, which would have corresponded to that in the same location in the second-floor room above, and utilised the adjoining chimney-stack. Plasterwork on walls and ceilings appears to be in good condition, although there is a large hole in the lath and plaster surface of the eastern wall (Fig. 37). The wooden-boarded floor is in good condition, and appears to be original.

Inventory of Historic Features

6.4 The first floor includes the following historic features:

- Four sash windows, including internal panelled reveals, surrounds and window seats;
- Wooden dado incorporating raised, moulded panels and rail;
- Moulded plaster architrave and cornice, and wooden picture rail;
- Central axial beam, incorporating plaster cornice;
- Door openings on south side of both former rooms, with original moulded door-frames and modern doors;
- Fireplace on southern side of the eastern room;
- Boarded floor;
- Plastered and painted surfaces of walls and ceilings.

Proposed Conservation Measures

6.5 The following conservation measures are proposed for the first floor;

- The repair of the hole in the east wall, in accordance with current sectoral guidance (see Wheatley 2014);
- The removal of the inserted kitchen space and partitions in the western room, and installation of a small screened-off service area, to be served by the adjacent hoist;
- Investigation of the suspected fireplace on the southern wall of the western room;
- Investigation of the fireplace on the southern wall of the eastern room;
- The cleaning and repainting of the sash windows, and associated features; and
- The replacement of modern doors with ones of appropriate historic pattern.

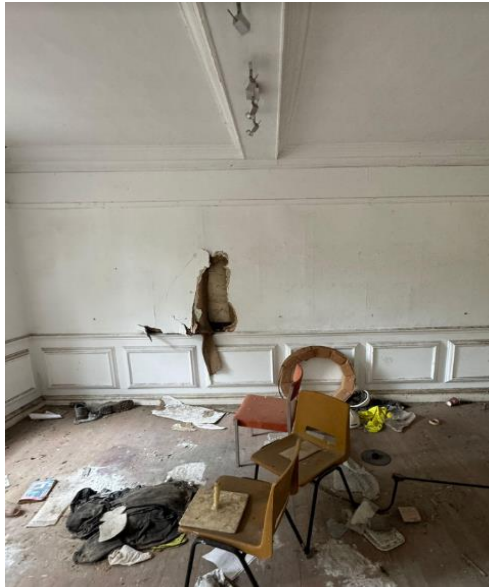


Fig. 37: View looking east within the eastern room of the first floor, with axial beam, dado and damaged wall.



Fig. 38: View, looking west across east and west first-floor rooms, with inserted modern kitchen to the left.



Fig. 39: View, looking south-west within the western room, with original doorway, dado and plaster cornice.



Fig. 40: View, looking south-east within the eastern first-floor room, with fireplace and inserted modern doorway.



Fig. 41: View looking south within western first-floor room, with entrance doorway and inserted modern kitchen.



Fig. 42: View, looking north-east from the first-floor landing, of the doorway into the western room, with original door-frame and modern door.



Fig. 43: View, looking east from the first-floor landing, with the doorway to the western room to the left, and a modern door providing access to the eastern room.



Fig. 44: View, looking north within the eastern first-floor room, with paired sash windows.



Fig. 45: View, looking north-east within the western first-floor room, with paired sash windows.

7. THE SECOND FLOOR

7.1 The treatment of the second-floor rooms is altogether simpler. These display lower ceiling heights and fewer surviving historic features, apart from the original sash window cases which, in common with the first floor, contain inserted nineteenth-century windows (Figs. 46 and 48). A small nineteenth-century iron grate on the south wall of the western, ie. right-hand, room has been inserted within an eighteenth-century fireplace (Fig. 50). Much plain dado panelling survives (Figs. 47 and 48).

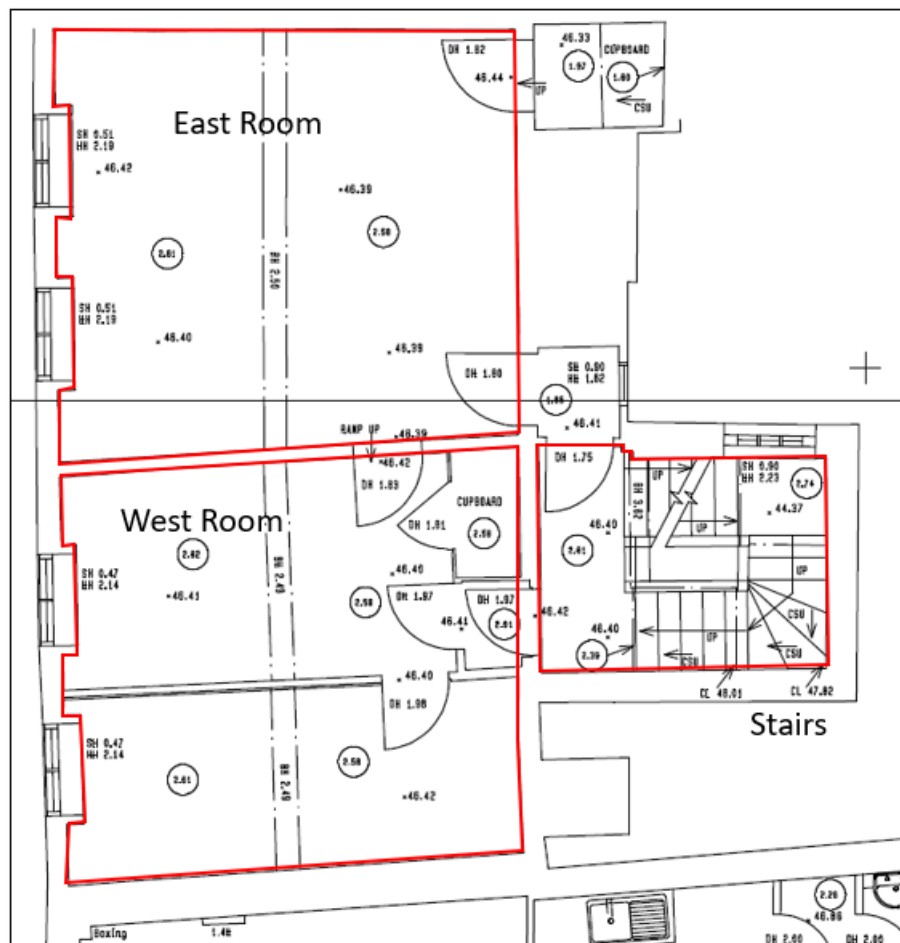


Fig. 46: Second-floor plan of No. 10 Gun Street.

Description

7.2 Both second-floor rooms retain a wooden dado, with a simple rail, beaded skirting and simple recessed panels (Figs. 47 and 48) The two pairs of sash windows on this level have shorter reveals, with narrow recessed panels and low window seats. Window cases have broad moulded surrounds on the interior side (Fig. 48). The treatment of walls is very

plain, with only a simple bevelled cornice (Fig. 49). The eastern room has a doorway opening on the southern side, which provide access to the second-floor landing. This has modern timber doors set within an original moulded door-frame. There is an early nineteenth-century fireplace in this rear wall, with a simple wooden surround and mantle-shelf. There is a connecting doorway between the eastern and western rooms, which contains a modern door. It is unclear whether this doorway opening is an historic feature.

- 7.3 The western of the two rooms has been subdivided by a modern timber and glass office partition, which incorporates a connecting door. The eastern part of this subdivided room has a modern walk-in cupboard, of stud-walling construction, on its southern side, and a relocated entrance doorway off the second-floor landing is located immediately to the west of this (Fig. 52). The door and door-frame appear to be historic, and have been moved a short distance from their original location at the second-floor landing. Within the southern, rear wall of the western subdivision of this room is a fireplace, which corresponds to that of the first-floor room below. This has a simple wooden surround and mantle-shelf which is almost identical to that of the fireplace in the adjoining eastern room (Fig. 50). A later nineteenth-century iron grate has been inserted within this. The painted plaster surface of walls and ceilings appears to be in good condition, although there are number of utilitarian modern light fittings (Figs. 48, 49 and 51). The east/west axial beam across both east and west rooms on this level is plain and undecorated. The wooden-boarded floor was obscured by a fabric covering, but is thought to remain in good condition (Figs. 47 and 48).

Inventory of Historic Features

- 7.4 The second floor includes the following historic features:
- Four sash windows, including internal panelled reveals, surrounds and window seats;
 - Wooden dado, incorporating recessed panels, skirting and rail;
 - Rear entrance doorway of the eastern room, with original moulded door-frame;
 - Fireplace on southern wall of eastern room;
 - Fireplace on southern wall of western room, with inserted grate;
 - Plain axial beam;
 - Plastered and painted surfaces of walls and ceilings.

Proposed Conservation Measures

7.5 The following conservation measures are proposed for the second floor:

- The removal of the inserted stud-wall cupboard within the western room;
- The removal of the timber and glass office partition and connecting door, in the western room;
- Investigation of the fireplace on the southern wall of the eastern room;
- Investigation of the fireplace on the southern wall of the western room;
- The cleaning and repainting of the sash windows, dados and associated features;
- The replacement of modern doors with ones of appropriate pattern; and
- The relocation of the original entrance doorway into the western room off the second-floor landing.



Fig. 47: View, looking north-east within the eastern second-floor room, with dado panelling and walls.



Fig. 48: View, looking north-west within the western second-floor room, with sash window and dado panelling.



Fig. 49: View, looking south in the eastern second-floor room, with fireplace and doorway.



Fig. 50: View, looking north, of the fireplace with inserted grate on the south wall of the western room.



Fig. 51: View, looking north-east, of the corner of the subdivided western room, with axial beam.



Fig. 52: View, looking south, of the relocated entrance doorway into the western room, and the adjacent door of the modern office partition.



Fig. 53: View, looking south-east, of the part-glazed door of the modern office partition, with the relocated doorway into the western second-floor room beyond.

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