

Heritage Statement

8A Victoria Street, reading, Berkshire, RG1 1TG **Introduction:**

This statement forms part of the application to seek Listed building Consent for the replacement of sash windows on the front and rear elevations on the first, second and third floors of 8A Victoria Street.

Proposal

A like for like replacement of existing original timber sliding sash windows as mentioned above. The applicant have consulted with sash window specialist and have been provided with quotations to refurbishment of like for like (single glazed) sash windows with secondary glazing. They have also received quotations for like for like double glazed sash windows. Costs are about equal, The applicant prefers to opt for the latter option because the secondary glazing option will damage the internal appearance of the windows. The sash windows are in a poor condition, but not beyond repair. See attached photos.

The Heritage Asset

Queen Victoria Street, was built in 1894 to improve the access and provided a grand approach to the Reading Station (Built in 1840) from Broad Street. They were Grade II Listed on 14/12/1978. 8A Queen Victoria Street comes under the below List entry name

List entry name: 35-38 Broad street, 2-32 Queen Victoria Street, 148,149 and 150 Friar Street, 1-31 Queen Victoria Street.

Property Listed Entry No. 1113564

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

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 pre-war 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).

Listing NGR: SU7152373529

Impact of Proposal

Since this application is for like for like replacement, there is no impact to the heritage asset. No other building work is required since the replacement sashes can be fitted from the inside. The window installers will be replacing sliding box sash casements to the front & rear elevations of the property, they will be manufacturing the Sashes in hard wearing Sapele Hardwood (slow grown pine no longer available) Sashes will be manufactured Like for like to match existing. Sash Casements will be fully painted White Prior to fitting on site. Each window will have 2 No. solid brass lifts fitted to the lower sash and brass flitch fasteners to match the existing.

Conclusion

For the reasons set out this heritage statement and the proposed alteration is totally compatible with the preservation of the listed building.

As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and most importantly, the statutory duty set by sections 16(2) of the planning (Listed Buildings and Conservation areas) Act 1990.















