



Assessment of Existing Historic Masonry Behind Rendered Section of the Existing Rear Elevation at 1st Floor Level

75-77 London Street Reading RG1 4QA

6. *No development hereby permitted shall commence on site until a detailed survey and assessment of the existing historic masonry behind the rendered section of the existing rear elevation at first floor level have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in full accordance with the approved details at all times.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policies EN1 and EN6 of the Reading Borough Local Plan 2019.

Prepared for: Keen Partnership

The purpose of this report is to discharge a planning condition.

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General assessment:

I write to confirm that I visited the property on 18/06/26 and inspected the render from the flat roofs. A non destructive survey took place. The render present appears to be cement based and is strongly bonded to the historic brickwork. The existing brickwork appears to be quite soft and porous.

Although the existing render is not historically appropriate, over time it has become a long established protective layer for the wall. The render appears sound, well bonded and not causing active decay.

I am concerned that the mechanical damage that will be caused by the removal of the cement mortar will pull off the brick faces and will result in fabric harm and moisture ingress to the building.

Its removal is felt to be an unnecessary and destructive intervention. Using the Historic England approach of minimal intervention, avoiding intrusive works where no active harm is occurring we feel that its removal is disproportionate when the risk to the historic brickwork outweighs the benefit of removing the modern intervention.

We would propose that instead, as per the submitted drawings, that the render is left in situ and redecorated to improve its aesthetic.

Michelle Purnell

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Job number: 2255

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