

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 12 January 2022

Ward: Abbey

Address: Application is for listing 85-88 Broad Street, Reading. RG1 2AP

Proposal: To add 85-88 Broad Street, to the List of Locally-Important Buildings and Structures, subject to further investigation of the alterations to 85 and 88 to be provided as an update report.

RECOMMENDATION

That 85 to 88 Broad Street be added to the List of Locally-Important Buildings and Structures, subject to further information about the date and degree of alteration of numbers 85 and 88 to be provided as an update.

1. PURPOSE AND SUMMARY OF THE REPORT

1.1 To report on a proposal to add 85-88 Broad Street to the List of Locally-Important Buildings and Structures.

1.2 Appendices:

Appendix 1: Location map

Appendix 2: Relevant photos and images

Appendix 3: Proposed Local List text

Appendix 4: Nomination form

2. BACKGROUND

2.1 Reading Borough Council maintains a List of Locally-Important Buildings and Structures ('the Local List'). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing but are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.

2.2 A nomination was received on 13th April 2021 to add 85-88 Broad Street to the Local List. Consultations have been carried out in accordance with the agreed process, and this report sets out the recommended action.

2.3 The nominated heritage item is a group of late Victorian commercial properties with shops on the ground floor and residential/commercial on the upper floors, which are a part of the Broad Street commercial shopping centre. The two properties at either end of the terrace, no.s 85 and 88, had their street facades modified in the 1930s. The centre group, no.s 86 and 87, still retain their original red brick facades on the first and second floors with a slate roof above.

- 2.4 The nomination form received for the building identifies the significance of the building as follows:

Historic Interest

(b) Social Importance

The terrace of shops was built for named Broad Street shop owners (see Sidney Gold in sources).

Retailers may have moved from other parts of Broad Street to this location e.g. Hiscock at No 86 and previously No 78. Batho occupied No 88 in 1865 but by 1888 was at No 85.

Note: Importantly apart from a change in numbering when the new frontage of Broad St Chapel and shops either side were added the numbering of this stretch of Broad Street appears to have remained consistent during the nineteenth and twentieth century.

Batho (at No 85):

Shop & House - J T & W Brown (1868) (Builder 7 Nov 1868 tenders - Clacey)

Hiscock (at No 86?)

Hiscock were at No 78 in 1865 but in 1883 E J Nicolle took over Hiscock's business (Reading Observer 14 July 1883) with an address of 86 Broad Street.

Shop & House 1868 (Builder 7 Nov 1868 tenders - Sheppard)

Awmack (at No 87):

House - J T & W Brown 1869

Shop - Brown & Albury 1879 (Builder May 3 1879 tenders - Margetts accepted)

Warehouse - Brown & Albury 1879

The original patron for No 88 is unknown.

Architectural Interest

Architect

Designed by a well-known local firm of architects J T & W Brown. Other patrons included: Suttons Seeds (lecture hall, buildings and coffee shop 1871, Market Place buildings 1872); public house for Berkshire Brewery on Hosier Street (1865), Villa for Mr Chancellor on Redlands Estate (1869).

Group Value

Unified architectural value

The original design of the parade is still visible in the roofscape and arrangement of windows above ground floor level.

In almost the middle of the terrace, beneath window position six counting from the east, there was an alleyway to the rear. Thus the terrace presented a symmetrical appearance from the front with 10 windows at first and second floor levels (see Goad insurance map and James Gafford sketches).

The outer two shops (85 and 88) and No 86 had two upper storey windows. No 87 was four windows wide and the biggest shop with a side entrance ground floor level.

The rear of the properties are visible from St Marys service area.

Town Planning

A purpose built parade of shops dating from c1868. The shops have been marked on the 1879 OS map extract which is the closest to the date of construction,

There is circumstantial evidence that it was a 'modern' replacement for an existing parade of shops that were redeveloped following the retirement of W H Prestwich, photographer. W H Prestwich occupied 3 units 85-87 in 1865. In 1870 he sold his negatives and business to Mr S V White of 52 Castle Street.

No 84 (a taller building) was built for R F Salmon (butchers) and he moved there the press notice described it a '84 New Buildings, Broad Street'.

Townscape Value

The frontage of the innermost two units remain completely intact above ground floor frontage with six windows of the ten in total.

The easterly and westerly wings have been altered and the frontage has been partially lost. Alterations to the easterly unit appear less altered as the fascia board and modern windows are at a consistent level with neighbouring shops.

In the case of the easterly unit chimney pots remain. In the case of the westerly unit they appear to have been removed. Despite this single the roofscape remains intact and consistent across all 4 properties.

3. RESULTS OF CONSULTATION

3.1 The following were consulted on the proposed addition to the Local List:

- Landowners;
- Ward councillors;
- Reading Conservation Area Advisory Committee;
- Reading Civic Society; and

3.2 Responses were received from the owner of 88 Broad Street and Reading Civic Society.

3.3 Sikander Ali Jatoti (landowner of 88 Broad Street)

I refer to your consultation letter which was sent to our planning consultant who submitted the application for a pre-planning advice. It was not validly served as it should have been served to my address. Moving forward please refer all future correspondence to myself at [removed] as well as to this email. I did not have sufficient time for consultation and therefore I request you to extend the time limit to respond to your proposed consultation so that I can make an effective response.

In the meantime my objection to the proposal to list 88 Broad Street ("the building") is as follows:

(1) The building has been incorrectly selected, it is not of definite significance

(2) The building is not altered as can be seen from the scratches the building had different which have already been lost and therefore it cannot meet the criteria

(3) Furthermore, the consultation is unlawful in that the local authority does not adequately define the meaning of definite significance therefore any decision made on the basis of an inadequate policy will be unlawful and ultra vires.

(4) The proposal is based upon bad faith in that they want to deprive the building owner from taking advantage of the Government's permitted development regime and therefore is an abuse of the power

(5) The roofscape is different from the adjoining building from both sides

(6) The building has not played an influential role in the development of an area or the life of one of Reading's communities as such it is not one of the building to be considered to be a community place such as places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role. There is no evidence to support this assumption.

(7) On the one hand the local authority says this terrace of four shops was built c1868 by J T & W Brown and on the other hand they are claiming that Batho occupies No.88 in 1865 and therefore the assessment is wrong based upon incorrect information, wrong assumptions, without following proper procedure. There is no evidence that 88 was built at the same as the parade was built.

(8) The local authority does not have any pattern and accurate information about no.88.

(9) There is no Innovation and Virtuosity in the building. It is an ordinary which are commonly available on high streets across the country. There is no special about this building.

(10) There is no evidence that no.88 was built by J T & W Brown and in any event that does not justify the proposed action.

(11) No. 88 does not have any cemetery as claimed in the letter because the windows are of different size, material, design and offer a completely different view/look from all sides from roof, from front, from rear, ground floor is different and so are the first and second floor.

(12) It seems that the parade of 4 shops consisted of 85, 86 and 87 had 2 shops alternatively it will be 84 which might be its part but still less likely because no.87 had 4 windows and twice than both 85 and 86 which suggested it was built as two shops both may have been occupied by a same occupied. There is no evidence that 88 was its part.

(13) full evidence including how it was recommended and any supporting information has not been attached to the notice and therefore I am unable to comment further and will reserve right to challenge a decision based upon factually incorrect information with a view to including this building in bad faith will be challenged

(14) I also invite you to provide me full evidence of the material mentioned in your consultation notice including the details and documents submitted by the proposer I am willing and happy to cooperate to complete this process in a meaningful and fair way but any decision taken in a hasty manner will result in unnecessary costs being paid from the taxpayers pocket and should be avoided. The consultation should not be completed without providing all the information and evidence to support each of the assumption/statement in the letter.

3.4 Reading Civic Society

The committee of Reading Civic Society has reviewed, and supports, 85-88 Broad Street being added to the Local List.

3.5 Reading Conservation Area Advisory Committee made the initial nomination and therefore did not make any further comment on the proposal for local listing.

3.6 The landowner of 88 Broad Street has made a number of points in response to the consultation. Most of these points relate to whether or not number 88 complies with the criteria, and this is considered in this report in relation to each criterion. However, some points are more procedural in nature, and these are addressed below.

3.7 Firstly, Mr Jatoi states that the consultation was not validly served as it should have been served to his address. A Land Registry search was performed, and the consultation was sent to the listed address of each landowner identified. For completeness, the consultation was also sent to the planning agent for the outstanding planning application made by Mr Jatoi. It is worth noting that the address given on the planning application form for Mr Jatoi is not the one specified in his response.

3.8 Mr Jatoi also makes the following points.

(3) Furthermore, the consultation is unlawful in that the local authority does not adequately define the meaning of definite significance therefore any decision made on the basis of an inadequate policy will be unlawful and ultra vires.

3.9 Local listing is not a statutory process, and the consultation is not unlawful. The criteria have been set in a Local Plan which has gone through the correct statutory processes, and the degree to which the building meets the criteria will be considered in this report. The process undertaken has met the agreed process for local listing outlined in the report to 1st December PAC.

(4) The proposal is based upon bad faith in that they want to deprive the building owner from taking advantage of the Government's permitted development regime and therefore is an abuse of the power

3.10 Local listing does not remove any permitted development rights. Removal of permitted development rights would require an Article 4 direction, or potentially use of planning conditions, which would need to go through separate processes.

(13) full evidence including how it was recommended and any supporting information has not been attached to the notice and therefore I am unable to comments further and will reserve right to challenge a decision based upon factually incorrect information with a view to included this building in bad faith will be challenged

3.11 The completed nomination form and nomination map were sent by post to all listed landowners on 8th October after undertaking a Land Registry search, and for completeness were also sent by e-mail to the planning agent for the outstanding application at 88 Broad Street on the same date. All information available has therefore been provided.

(14) I also invite you to provide me full evidence of the material mentioned in your consultation notice including the details and documents submitted by the proposer

I am willing and happy to cooperate to complete this process in a meaningful and fairway but any decision taken in a hasty manner will result in unnecessary costs being paid from the taxpayers pocket and should be avoided. The consultation should not be completed without providing all the information and evidence to support each of the assumption/statement in the letter.

3.12 As set out above, all information available has been provided.

4. ASSESSMENT

4.0.1 The proposal to add a building or structure to the Local List should be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

4.0.2 Please note that the interior has not been inspected due to Covid restrictions. However the exteriors front and back were inspected on 16 December 2021

4.1 Exclusions

4.1.1 The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. 85-88 Broad Street is not within any of these existing designations and can therefore be considered against the other criteria.

4.2 General principles

4.2.1 85-88 Broad Street dates from c.1868, and therefore needs to be considered against the following general principle:

b. 1840-1913: Any building, structure or group of buildings that is substantially complete and unaltered and of definite significance.

The group of three late Victorian terrace shops, 85 to 87, were designed c1868 by local architects, J T & W Brown, and were constructed after this as they appear on the 1879 OS maps. The two properties at either end of the terrace, no.s 85 and 88, had their street facades modified in the 1930s. The centre group, no.s 86 and 87, still retain their original red brick facades on the first and second floors with a slate roof above.

On the first floor of 86-87, original timber double hung windows, are still in place and on the first floor the top sash window is topped with a semi-circular sash and rendered drip mould over the window. On the second floor, the windows are topped with a shallow arch on the top section, and shallow arched rendered drip moulding over. This is an unusual feature and there are not many buildings with this feature in the centre of Reading. There are six pairs of windows with this detail on the first and second floors.

While the ground floor shops fronts have been lost, it does not reduce the importance and contribution that this group makes to the historic streetscape at the south western end of Broad Street. In contrast the northern side of Broad street has lost most of the original street facades, with only a few historic buildings remaining. On the roof, there are still original chimneys in place, above the shallow double pitched slate roof, which are still intact across all four terraces, (refer Appendix 2, photos).

The response by the owner of no. 88 casts doubt on the information that has been provided within the nomination form, in particular whether 88 was constructed at the same time as the rest of the terrace and the degree to which it has been altered. This is being further investigated, and further information will be reported as an update. This may affect the recommendation to include 88 (as well as 85, which is also altered) within the local listing.

4.3 Significance

- 4.3.1 To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories - historic interest and architectural interest. These are assessed below.

Historic Interest

a. Historical Association

- i. The building or structure has a well authenticated historical association with a notable person(s) or event.*
- ii. The building or structure has a prolonged and direct association with figures or events of local interest.*

The group of three late Victorian terrace shops, 85 to 87, were designed c1868 by local architects, J T & W Brown, and were constructed after this as they appear on the 1879 OS maps.

b. Social Importance

The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.

- 4.3.3 The building is part of the evolution and development of the shops along Broad Street in the historic commercial centre of Reading. Today it makes an important contribution to the remaining local buildings and shops in this area.

The community role is disputed by the owner of no. 88, but the simple fact is this group formed evolving commercial high street.

This group of Victorian commercial terraces are (apart from the George Hotel, which dates from the 16th century and is sited at the eastern end of the central shopping precinct) one of the oldest groupings of buildings in the central shopping area along Broad Street, dating from the late 19th century.

4.3.4 Architectural Interest

a. Sense of place

- i. The building or structure is representative of a style that is characteristic of Reading.*

This group of building is relatively rare surviving example of the late 19th century (c.1860s / 1870s) commercial 2 1/2 storey building type, along the high street, with shops on the ground floor and living accommodation above. It is a different style from other neighbouring late Victorian buildings, which were built c.1900 and Edwardian pre- WWI, buildings in the area. It is however representative of the style and type of commercial buildings of its historical period

- 4.3.5 *b. Innovation and virtuosity*

i. The building or structure has a noteworthy quality of workmanship and materials.

The simple drip moulds and local red brick with slate roofing is representative of its period.

ii. The building or structure is the work of a notable local/national architect/engineer/builder.

See 4.3.1 Local Architect

c. Group value

i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.

ii. The buildings/structures are an example of deliberate town planning from before 1947.

The group of terraces makes an important contribution to the historic street scape of the south western end of Broad Street shopping precinct.

4.4 Conclusion of assessment

4.4.1 85-88 Broad Street qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest;
- Dates from between 1840 and 1913 and is of clearly-defined significance in the local context and elements that contribute to its heritage significance remain substantially complete;
- Contributes to the heritage of the Borough in terms of its historical association;
- Contributes to the heritage of the Borough in terms of its social importance;
- Contributes to the heritage of the Borough in terms of its sense of place;
- Contributes to the heritage of the Borough in terms of its innovation and virtuosity; and
- Contributes to the heritage of the Borough in terms of its group value.

4.4.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 3.

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions.

7. EQUALITY IMPACT ASSESSMENT

7.1 It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.

8. LEGAL IMPLICATIONS

- 8.1 Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.

9. FINANCIAL IMPLICATIONS

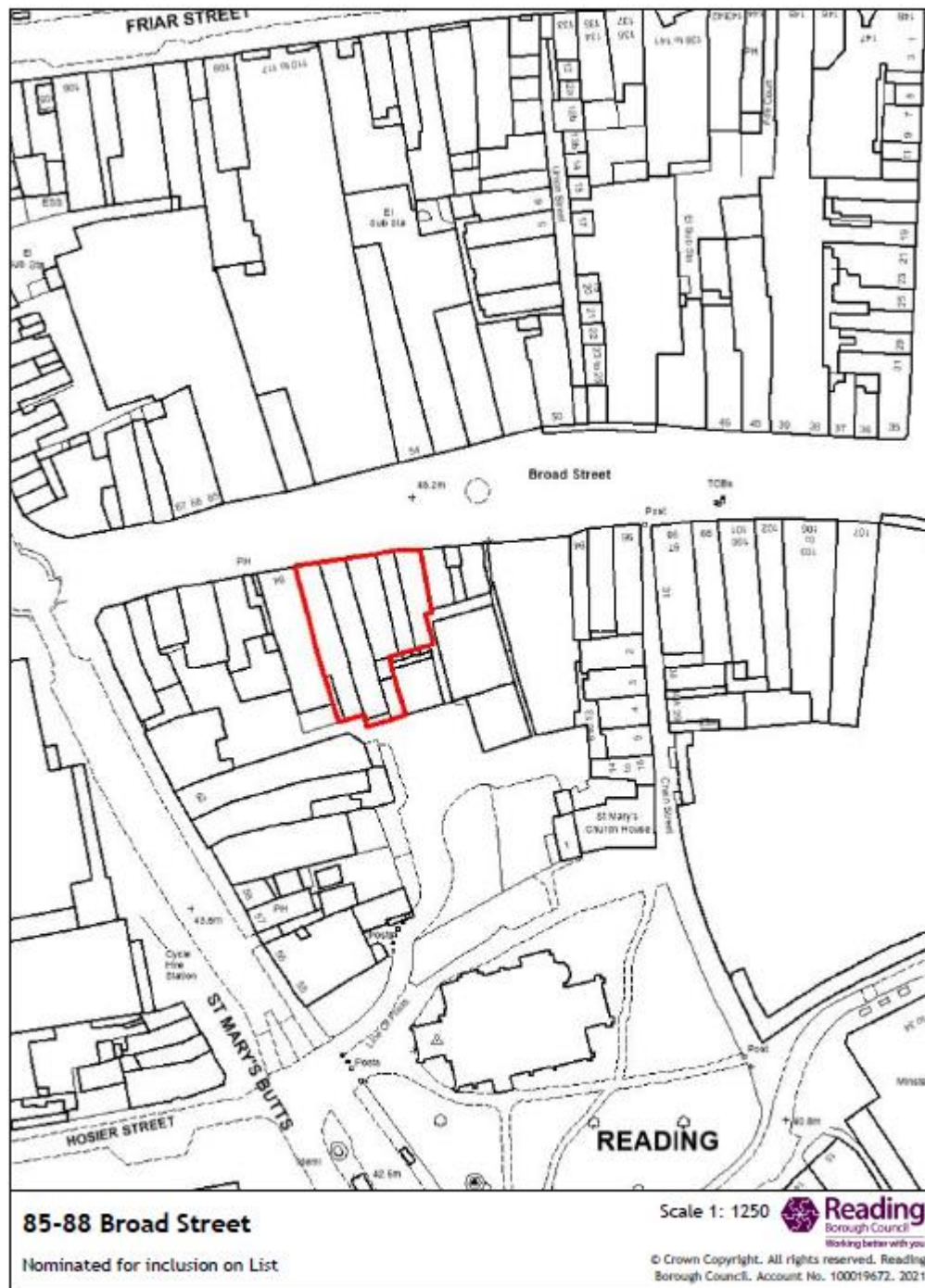
- 9.1 Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.

10. BACKGROUND PAPERS

- 10.1 Reading Borough Local Plan (Adopted November 2019)

Bruce Edgar, Conservation and Urban Design Officer

APPENDIX 1: LOCATION PLAN



LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES - NOMINATION

APPENDIX 2: RELEVANT PHOTOGRAPHS AND ILLUSTRATIONS

(Photos by Reading CAAC)

Photo 1: c. 1905 (Source Reading Library)



Photo 2: Eastern part of the parade c1885 (James Gafford sketch)



Photo 3: Street view 2021. (source RBC Planning) No. 88 shown Circled in GREEN.

85 to 87 circled in RED



Photo 4: Rear view



APPENDIX 3: PROPOSED LOCAL LIST TEXT

This group of four terrace shops, was designed c1868 by local architects, J T & W Brown. The two properties on either end, 85 and 88, had their street facades modified in the 1930s. The centre group of 86 and 87, still retain their original red brick facades on the first and second floors with a slate roof above.

This group of Victorian commercial terraces is (apart from the George Hotel, dating from the 16th century, at the eastern end of the central shopping precinct) one of the oldest groupings of buildings in the central shopping area along Broad Street.

On the first floor of numbers 86 and 87, original timber double hung windows, are still in place and on the first floor the top sash is topped with a semi-circular window and rendered drip mould over the window. On the second floor, the windows are topped with a shallow arch on the top section, and shallow arched rendered drip over. This is an unusual feature and there are not many buildings with this feature in the centre of Reading. There are six pairs of windows with this detail on the first and second floors.

While the ground floor shops fronts have been lost, it does not reduce the importance and contribution this group makes to the historic streetscape at the south western end of Broad Street. In contrast the northern side of Broad street has lost most of the original street facades, with only a few remaining historic buildings. On the roof, there are still original chimneys in place, above the shallow double pitched roof, which is still in-tact across all four terraces,

APPENDIX 4: NOMINATION FORM

Assessment form for locally listing buildings in Reading Borough November 2012

CRITERIA AND CONSIDERATION FOR LOCALLY LISTING BUILDINGS AND STRUCTURES IN READING BOROUGH COUNCIL

Background and explanation: Heritage assets cannot be replaced once lost. They include both nationally and locally listed buildings. Harm to an asset's significance can cause a loss of value to society and a loss of public benefit.

The criteria for assessment of locally listing buildings/ structures are set out below and are taken from the adopted Sites and Detailed Policies Document. These criteria and the accompanying explanation of how a particular building or structure meets these criteria will be used to assess whether that building or structure merits designation as a locally listed heritage asset.

The assessment will be based purely on the evidence provided with this form (unless the authority has access to further evidence).

Identification of buildings or structures for local listing: Buildings or structures worthy of being locally listed will mainly be identified through the process of considering and determining planning proposals and applications.¹

Exclusions

Buildings and structures will not be considered for the Local List when they are already part of a Conservation Area², Scheduled Monument, or subject to an article 4 direction relating to historical or architectural interest.

Address of building/ structure: 85-88 Broad Street

Postcode: RG1 2AP

¹ Buildings or structures identified outside the application process will be considered as resources become available.

² Buildings that warrant local designation in a conservation area are awarded a 'Buildings of Townscape Merit' designation. For the purposes of the National Planning Policy Framework (NPPF, 2012), Buildings of Townscape Merit will be considered to warrant conservation and where appropriate enhancement in accordance with the NPPF.

Selection for the Local List

For any building, structure or group of buildings to be included in the Local List it must clearly meet the relevant age and integrity criteria:

	Please tick relevant box ³
(a) pre-1840: Any building, structure or group of buildings where its/ their style, form and construction are easily identifiable.	
(b) 1840 - 1913: Any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.	✓
(c) 1914 - 1939: Any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance.	
(d) post 1939: Any building, structure or group of buildings that is/are of exceptional significance and wholly complete and unaffected by inappropriate changes.	

Please provide comments/ further explanation of above:

This terrace of four shops was built c1868 by J T & W Brown.

The frontage of the innermost two units remain completely intact above ground floor frontage with six windows of the ten in total.

The easterly and westerly wings have been altered and the frontage has been lost. Alterations to the easterly unit appear less altered as the fascia board and modern windows are at a consistent level with neighbouring shops.

In the case of the easterly unit chimney pots remain. In the case of the westerly unit they appear to have been removed. Despite this single the roofscape remains intact and consistent across all 4 properties. (see photo)

³ Note - if none of the above boxes are ticked, the building/ structure will not qualify for consideration as a locally listed building.

In addition it must also be shown that it contributes to the character of an area and is valued by local people in accordance with at least one of the criteria detailed below under the headings of historic interest, architectural interest and townscape value.

Historic interest

Please tick the relevant box/es

(a) Historical Association i. The building or structure has a well authenticated historical association with a notable person(s) or event.	
ii. The building or structure has a prolonged and direct association with figures or events of local interest.	
(b) Social Importance The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.	✓
(c) Industrial Importance The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges	

Comments/ further explanation of this should be provided in the box at the end of this section.

Architectural interest

(a) Sense of place i. The building or structure is representative of a style that is characteristic of Reading.	
(b) Innovation and Virtuosity i. The building or structure has a noteworthy quality of workmanship and materials.	
ii. The building or structure is the work of a notable local/national architect/engineer/builder.	✓
iii. The building or structure shows innovation in materials, technique, architectural style or engineering	
(c) Group Value	✓

i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.	
ii. The buildings/structures are an example of deliberate town planning from before 1947	✓

Comments/ further explanation of this should be provided in the box at the end of this section.

Townscape Value

The buildings/structures have prominence and a landmark quality that is fundamental to the sense of place of a particular locality.	✓
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Please provide comments/ further explanation of above

Historic Interest

(b) Social Importance

The terrace of shops was built for named Broad Street shop owners (see Sidney Gold in sources).

Retailers may have moved from other parts of Broad Street to this location e.g. Hiscock at No 86 and previously No 78. Batho occupied No 88 in 1865 but by 1888 was at No 85.

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buildings 1872); public house for Berkshire Brewery on Hosier Street (1865), Villa for Mr Chancellor on Redlands Estate (1869).

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The outer two shops (85 and 88) and No 86 had two upper storey windows. No 87 was four windows wide and the biggest shop with a side entrance ground floor level.

The rear of the properties are visible from St Marys service area.

Town Planning/

A purpose built parade of shops dating from c1868. The shops have been marked on the 1879 OS map extract which is the closest to the date of construction,

There is circumstantial evidence that it was a 'modern' replacement for an existing parade of shops that were redeveloped following the retirement of W H Prestwich, photographer. W H Prestwich occupied 3 units 85-87 in 1865. In 1870 he sold his negatives and business to Mr S V White of 52 Castle Street.

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Recommendation made by (name of Proposer) : Evelyn Williams, Chair Reading Conservation Area Advisory Committee

Date : 8 April 2021 (v2.0 13 April 2021)






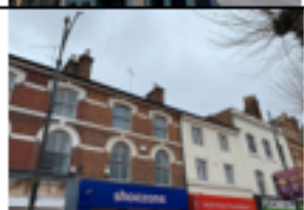

General notes and any other relevant information on the building/ structure by Proposer⁴ making recommendation for local listing including reasons for recommendation⁵

Source of all information and details of any supporting document used to support the recommendation to locally list the building or structure ⁶ .	
Detail of evidence/ document (including photographs)	Source/ reference of information
Sale of business of W H Prestwich to S V White of 52 Castle Street.	Berkshire Chronicle 9 April 1870
Architects and patrons for the shops	Sidney Gold. A biographical Dictionary of Architects at Reading
Plan in 1895 - Appendix	Attached separate document
Plan in 1853 - Appendix	Attached separate document (indicative only when BRO re-opens a better colour copy can be obtained).
OS Map 1879	Attached separate document - closest map to date of construction.

⁴ The 'Proposer' is anticipated to normally be the Planning Case Officer given that the identification of most buildings or structures will currently be identified through the process of determining planning applications, however, the 'Proposer' could also be a member of the public or another organisation' group.

⁵ Failure to meet the requirements for a building or structure to be locally listed at a particular point in time does not rule out future re-consideration of that building or structure if significant new evidence is produced.

⁶ Any supporting documentation provided cannot be returned and will be kept on file as part of the supporting documentation should the building be locally listed. Please only send photocopies (subject to relevant copyright) should you wish to keep a copy of any documentation.

	https://library.reading.gov.uk/cgi-bin/spydlus.exe/ENQ/WPAC/BIBENQ?SETLVL=&BRN=4628082 The shops in 1905
	https://library.reading.gov.uk/cgi-bin/spydlus.exe/ENQ/WPAC/BIBENQ?SETLVL=&BRN=4626505 Eastern part of the parade c1885 (James Gafford sketch)
	https://library.reading.gov.uk/cgi-bin/spydlus.exe/ENQ/WPAC/BIBENQ?SETLVL=&BRN=4626502 Western part of the parade c1885 (James Gafford sketch)
R F Salmon move	Reading Mercury 5 December 1868
E J Nicolle 'Late Hiscock'	Reading Observer 14 July 1883
Occupiers of units	Street directories 1842, 1865, 1888, 1899
	Chimney pots on Broad Street
	East side of parade
	West side of parade
	St Marys service area

Continue on separate sheet if necessary