

**5.6 John Street, west side****28, 30 & 32 John Street**

- Three-storey, four-bay red-brick building with recent shopfronts, original windows (c.1860).
- **Ground Floor** – At street level, elevation comprises outer shopfronts and central door to upper floors. No. 28 has recent  $\frac{3}{4}$ -glazed door with single lower panel, and modern wood-frame windows, all within large expanse of vertical v-jointed boards. No. 32 is lined with similar boards, and has older,  $\frac{3}{4}$ -glazed door with single lower panel. Front windows here, including ornate wooden frames, are recent, though tall, 2-pane windows within recess to door are old. Old posts adjacent entry have repair at bases, bevelled edges above, and upper stop chamfer. Door to upper floors (no. 30) is flush-ply door, noticeably lacking transom window. There is no actual fascia nor signage throughout, and small cornice over vertical boards seems recent.
- **Upper Floors** – At second and third floors, building comprises four plain bays built of hand-made red bricks laid in common bond. Window apertures have metal-flashed wood sills and flat-arch voussoirs, and there is much settlement in bays one and four. All windows are original 6/6 units (all with frames for metal storms) and seem in reasonable condition.
- **Parapet** – Wall-head is crowned by handsome parapet similar to adjacent building to north, and consisting lower machicolations formed of band of corbelled headers with stretchers above, then three courses of plain brick-work, then dentil-like band of two stacked headers with small brick between, and at top several courses of projecting masonry. Parapet is capped with rusted sheet-metal flashing which seems to be sound.
- **Rear Elevation** – Lane elevation has numerous old 6/6 windows in rather patchy brickwork
- **Comments** – Elegant façade is generally in good repair, though suffering from settlement (assumed inactive) at outer bays. Ground-floor shopfronts may hide older material, given depth of boarded fascias and remaining old posts and glazing at no. 32. Here, windows are somewhat unsuitable, doors less so; and old windows at entry to no. 30 should remain and cornices etc. over adjacent windows are unusual and worth retaining. At upper levels, 6/6 windows should be retained and repaired. Severe cracks at areas of settlement should be repaired and repointed, and upper parapet requires much repointing.