

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT

lsd architects

Project Address:

85 London Road
Reading
RG1 5BY

Clients:

Tom Dodsworth & Alison Ryder

Date:

Revision B - July 2023

INDEX

1.0	Planning Statement	3
2.0	Planning History	4
3.0	Heritage Statement	5
	Grade II Listed Building	5
	Character of the area	5
	Building survey	6
	Analysis of the impact on the Heritage Asset	7
4.0	Appendix	8
	Existing Window Photographic Report	9

I.0 PLANNING STATEMENT

I.1 This Heritage & Planning Statement has been prepared in support of the application for the replacement of all non-original windows and skylights at No. 85 London Road, RG1 5BY. It is proposed that the doorway to the rear of Lower Ground Floor is to be enlarged. Repairs to all original single-glazed windows is also proposed, but these are not intended to form part of the Listed Building Consent application.

The proposed works are:

- Replace all non-original windows with new double-glazed alternatives with like-for-like Georgian bar tracery. All alterations are to be handmade, of timber construction and painted 'off-white' as to make for an accurate copy of the original design, where this is known.
- Widen the openings on the Lower Ground Floor to make, what was once servant' quarters, better suited to modern values and increase the amount of daylight to this floor. This includes removing the unsuitable modern glazed ventilation grille window with replacements (south-facing, London Road), which is almost wholly obscured from the public realm due to the vault lightwell directly in-front of the window. Increasing the width of the garden access door opening, (North-facing, first added in 1989) to establish a more pleasing hierarchy of an order of levels between the storeys. French doors and matching spiral sash side windows to be built in a conservation style and appear as drawn (0201 - Existing & Proposed - Rear Elevation).
- Replace both modern skylights, in the property with conservation style alternatives more in keeping with the character of the building and neighbouring properties.

I.2 This report has been prepared by LSD architects as the agent for the Freeholder applicants, Tom Dodsworth & Alison Ryder, who took possession of the 5-storey property in March 2023.

Location

I.3 The site is located approximately 1 mile to the east of Reading town centre on the main A4 part of the one-way traffic system into the town. No. 85 London Road has a reasonably long garden with a rear access entered from Eldon Road. The application site sits outside the boundary to Eldon Square Conservation Area. To the West of the site is the car park serving the adjacent Polish Club (81 London Road) and to the East, beyond a site with a garage serving no. 87 London Road, is a single block of semi-detached Victorian houses.

I.4 The house itself has similar stylings to the many of the buildings within the Eldon Square Conservation Area, mid 19th century late-Georgian period in character. Due to the proximity to the conservation area these proposals have been conceived as sensitive and proportionate and are consistent with the aims and provisions of national and local planning policy and will enhance the property's contribution to the area, whilst functioning to restore and enhance one of the last remaining intact family houses through into the 21st century.

Fig. 1



View of no. 83 & 85 from the front garden of no. 85

Fig. 2



View from the garden at Lower Ground Floor doors (added 1989)

2.0 PLANNING HISTORY

Planning Applications pertaining to no. 85

- 2.1** Permission granted for the double garage in 1961, 8941/32448.
- 2.2** Permission granted for Demolition to create new door opening at rear basement. Refurbishment of rear entrance and internal alterations, 1989, reference: 880330.
- 2.3** Planning permission refused for a two-story pitched roof dwelling, 2012, reference: 110797

Relevant local Planning Applications

- 2.4** No. 83 London Road – (Listing number: 1156006 – Same as no. 85 London Road – Shared listing) – The building has had UPVC double glazed windows installed at the front and rear installed in circa 2019/2020.
- 2.5** No. 81 London Road - (Listing number: 1321926) – The building has had UPVC double glazed windows installed at the front and rear installed in circa 2019/2020
- 2.6** Sardar Place no. 149 London Road, Reading - (Listing number: 1113509) – Planning Number 980889 (1998) – To change all windows to UPVC.
- 2.7** Gullane Court, no. 107 London Road, Reading – (Listing Number: 1303076) – Planning Number: 160287 (2016) – 20th century French door has been replaced with double glazing.
- 2.8** No. 27 Eldon Square Reading – (Listing Number: 1321945) – Planning number: 181588 – A new additional condenser unit for an air conditioning system. A replacement window to the lower ground floor side elevation. Repairs and refurbishment to the boundary walls. – There the applicants replaced existing windows without the need to repair. The property has in recent years also had the two principal elevation sash windows replaced.
- 2.9** No. 25 Eldon Square – (Listing Number: 1321945 – Shared with no. 27 Eldon Road) – Planning number: 211828 (2021) – Change of use from 2 flats to a single dwelling including internal alterations, changes to fenestration and erection of single storey rear extension. – Rear extension with bi-fold doors was added to the rear of the property, 2 sash windows were replaced on the principal elevation of the property.

Local precedence for double-glazing

- 2.10** Rear of no. 79, which is built in the same style as no. 85, has been widened to a similar dimension as our proposal. This building is also Grade II Listed (Listing Number: 1156000). The windows of this property were also changed to timber framed double glazing as part of the same application.
- 2.11** No. 30 Eldon Road – (Listing Number : 1113465 – Shared with no. 28 Eldon Road) – Planning number: 200312 (2020) internal alternation to form 2nd floor W/C and basement shower, single rear extension and rear veranda. – Have changed the rear layout of the building including widening an existing window opening. Adding a new window opening and making the property not consistent with the shared Listing.
- 2.12** No. 25 Eldon Square – (Listing Number: 1321945 – Shared with no. 27 Eldon Road) – Planing number: 211828 (2021) – Change of use from 2 Flats to a single dwelling including internal alteration, alterations to fenestration and erection of single storey rear extension. – Rear extension with bi-fold door was added to rear property, 2 sash windows were replaced at front of property, no mention of repair. An additional window to rear of property also added to one half of a shared Listing, disrupting continuity.
- 2.13** No. 4 Eldon Road – (Listing Number: 1113462 – Shared with no. 6 Eldon Road) – Planning number: 071059 (2007) – Change of use and conversion of existing building from existing 8 bed sits too 4 self-contained flats (1NO 2Bed 3NO 1Bed) – Rear alterations, including addition of 1 new window at rear and moving existing window location.
- 2.14** No. 85 London Road – (Listing Number: 1156006) – Planning number: 880330 (1988) Demolition to create new door opening at rear basement. Refurbishment of rear entrance and Internal alterations - Our property they have already changed the rear layout breaking continuity.
- 2.15** No. 97 London Road – (Listing Number : 1113508) – Planning number : 890751 (1989) – Extension at rear – Redbrick walls stone copings to walls and parapets, painted sash windows.
- 2.16** No. 7 Eldon Square – (Listing Number: 1321943) – Planning number: 031308 (2003) – Demolition of rear extensions – conversion and extension to form 4 flats (2x2 Bedroom flat & 2x1 Bedroom flats) for residential use.

3.0 HERITAGE STATEMENT

3.1 Grade II Listed Buildings

- Built in 1833
- Grade II listed
- English Heritage Legacy ID: 39007
- Source ID: 1156006
- Listing Date: 14 December 1978
- Entry Name: 83 and 85, London Road
- Description: Mid C19 pair in the Eldon Square style. 3 storeys. Stucco, ground floor channelled 2 gabled breaks with tripartite windows glazing bar sashes, balconies ground floor, pediments 1st floor. 2 storey set back porch bays at each end. Slate roof with projecting eaves, central chimney. End gables have oculi to 2nd floor. Bath ashlar street wall with cross gabled gate piers.

<https://historicengland.org.uk/listing/the-list/list-entry/1156006>

3.2 Character of the area

Eldon Terrace and the adjacent Montague Street are part of the Eldon Square Conservation Area, which in this part is characterised by two storey terraced properties and to the east of the application site at Alderney Court is a block of flats.

Construction of No. 75-77 London Road in much more recent times does probably the most damage to the setting due to its size, design & materials used (yellow brick, UPVC).

Most neighbouring properties have been converted into HMOs/flats, very few intact family houses of this style remain in the vicinity. The HMO/flats are poorly looked after and are in appear to be in degrading condition.

Fig. 3



View from front garden down to Lower Ground Floor windows

Fig. 4



Lightwell vaults in front of windows

Chartered Surveyor RICS Home Survey – Level 3 Building Survey (January 2023)

As a due diligence prior to the completion of the purchase of the property our clients undertook a full survey of the building. These were the statements made about the condition of the windows and doors with this proposal seeks to replace.

3.3 Windows

‘The windows are timber framed sash windows. These windows require servicing. Some areas of wet rot were noted to the frames, for example the sash to the front elevation ground floor level window. The glazing is cracked to the first floor front elevation.

The frames are rotten to the second floor front elevation. It is advisable to have all of the windows serviced. (Appendix - A3). The frame to the central window to the lower ground floor front elevation is significantly rotten and needs to be replaced. (Appendix - A12.i.). Cracking was noted to the glazing to the second floor rear bedroom window. (Appendix - A4). The window to the first floor rear bedroom is cracked. The sash cords to the sash window and broken. (Appendix - A8). The glazing to the second floor rear elevation is cracked and needs replacing. The windows require servicing throughout. (Appendix - A4).’

3.4 Roof Structure

‘The skylight to the roof is timber framed with double glazing. This is showing signs of ‘misting’ where the seals have failed and staining was noted around the window opening. This ideally needs to be replaced. (Appendix - C1).’

Analysis of the impact on the Heritage Asset

3.5 Respecting the limitations placed by the design guidance the proposal seeks to add only features that are subservient and respectful to the existing architecture and its adjacencies to the Eldon Square Conservation Area.

A list of reason for the proposals to alter the windows, skylight and door to the rear garden:

- To add more conservation style features and therefore remove poor quality interventions, such as the skylights and door to the rear garden, unbecoming the standard of the building's listing.
- Condition of existing windows. A professional survey of the windows highlighted significant instances of dry and wet rot to the sash and box frames of the windows. Missing and cracked windows are throughout the building. Many of the sash windows currently not work as the weights and cords are damaged or missing.
- Precedent of window replacement already at the HMO at No. 83 with UPVC windows.
- Poor interventions have already altered some of the original windows, such as vents (Appendix – A6, A12).
- Timber solid shutter in place of a window, not airtight (Appendix – A2).
- Doors to Lower Ground Floor added in 1989, and not original but whilst already Listed.
- Noise & pollution:
 - i. The property is located on the A4 (London Road), heading southwest, this road consists of a three-lane carriageway. This road is very noisy and has a heavy flow of traffic at all times of the day.
 - ii. Traffic often idle in front of the property due to the traffic lights on Eldon Road.
 - iii. The property is near a major hospital and adjacent to a cultural centre and restaurant with a car park and outdoor seating, including a smoking area.
 - iv. Aeroplane traffic noise & pollution (underneath a flight path)

- There's an awareness that the fabric of the building must be cared for in a building of this age owing to its solid wall construction method, ventilation required is required as the double-glazed windows form an airtight seal. Non-original windows that are fixed lights either through design or by being painted shut shall be reconstructed as openable sash windows which will allow for better ventilation.
- Energy and thermal efficiency - property EPC of an E (42) is below the national average and highlights the increased cost of maintaining the house, plus higher environmental impact due to high energy demands. Switching to double glazing could save c.1,000 kWh per year.
- Not currently safety glass in any of the windows and the glazing bars are decayed.
- AD Part B Fire Regulations. Introduction of alternative escape route into the vault lightwell. Most existing windows are painted shut on multiple storeys.

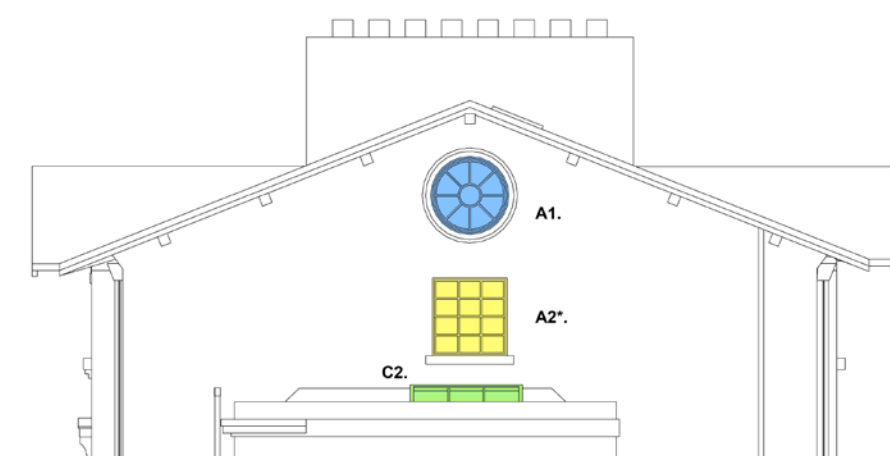
3.6 As highlighted in the Eldon Square Conservation Area Appraisal 'Unfortunately the ambience of the area is spoiled by the noise and pollution of traffic on London Road.' This proposal seeks to improve the living quality to combat noise with double-glazing for the current and for future occupants of the Grade II Listed house. The aim is to create architectural unity by replacing all non-original windows to match the repairs to original windows in style.

4.0 APPENDIX



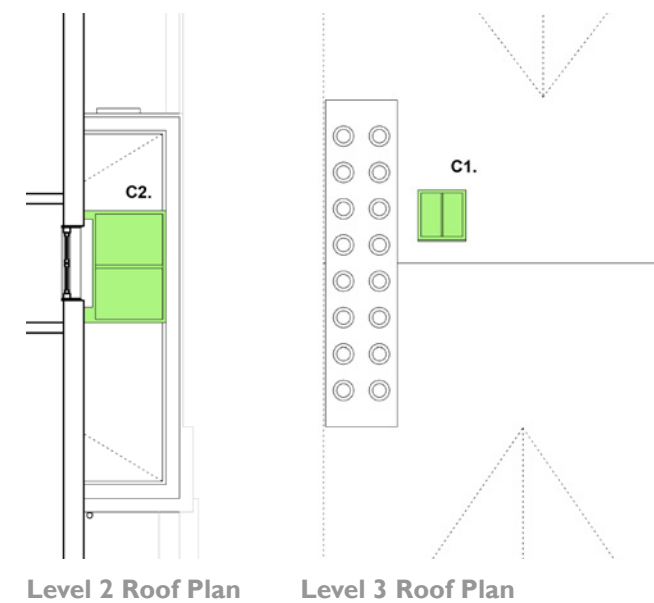
Proposed Front Elevation

Proposed Rear Elevation



Proposed Side Elevation

- A Repaired window
- A* Replacement windows
- B New doors opening
- C Replacement skylights



Windows

Structural opening dimensions
(width x height in mm):

- A1. 890 x 890 max.
 - A2. 1035 x 1115
 - A3.i. 652 x 1510* max.
 - A3.ii. 270 x 1210* max.
 - A4. 1140 x 1560 max.
 - A5.i. 730 x 1750* max.
 - A5.ii. 380 x 1750* max.
 - A6. 850 x 1780
 - A7. 505 x 1250
 - A8. 1340 x 1940
 - A9. 2520 x 2650
 - A9.i. 840 x 2590*
 - A9.ii. 480 x 2590*
 - A10. 880 x 895 (fixed light)
 - A11. 1440 x 2020
 - A12.i*. Existing: **790 x 1200**,
Proposed: **790 x 1200**
 - A12.ii*. Existing: **440 x 1200**,
Proposed: **440 x 1200**
- *clear opening dimensions

Doors

(width x height in mm):

- B1. Existing: 1445 x 2125,
Proposed: 2500 x 2125

Skylights

(width x height in mm):

- C1. 775 x 950
- C2. 1170 x 1500 (fixed light)

Existing Window Photographic Report (I)

A1.



A2.



A3.



Existing Window Photographic Report (2)

A4.



A5.



A6.



Existing Window Photographic Report (3)

A7.



A8.



A9.



Existing Window Photographic Report (4)

A10.



A11.



A12.



Existing Window Photographic Report (5)

B1.



C1.



C2.

