

Design and Access Statement for Listed Building Consent

Property: 13 Heritage Court, Castle Hill, Reading, Berkshire, RG1 7RP

Applicant name: Paul Cassell

This design and access statement is part of an application for listed building consent for the full replacement of one window and the replacement of sashes in four other windows at 13 Heritage Court.

Heritage Court is a Grade II listed building that is part of the Russell Street/Castle Hill Conservation Area. More information can be found here:

<https://images.reading.gov.uk/2020/10/Final-Russell-Street-Castle-Hill-CAA-March-2020.pdf>

The windows at 13 Heritage Court, and indeed most of the building have not been well-maintained by the owners of the flats, tenants or property management company, and as a result are in a very bad condition with paint flaking and worn off and wood rotting on the frames of windows, which has also led to catches rusting and breaking off. The poor state of the windows is also causing increased condensation and compounding the problem.

The property is my home and I want to replace and refurbish the windows to make the property more energy efficient, reduce the condensation and make it more appealing, particularly when there comes a time when I may come to sell the property.

In considering the historical and architectural importance of the listed building, the replacement window and sashes will be 'like for like' and in keeping with the design of other similar windows at the property. Full details of the planned replacement window and sashes, including the materials to be used, have been uploaded in a separate PDF as part of this application.

I have been told by my chosen supplier, The Sash Window Workshop in Bracknell, that the window and sashes can be fitted from the inside, so there will be no impact on anyone entering or exiting the property's private car parks to the front and rear of the building.

On the next page are some photos of the front and rear elevations of Heritage Court.

If you require any further information, please contact me on 07515 717319.

Paul Cassell (Applicant)

Front Elevation of Heritage Court

Window on the left to be fully replaced. The other two are to just have the sashes replaced.



Rear Elevation of Heritage Court

The two windows are to just have the sashes replaced.

