



By Appointment to
Her Majesty The Queen
Manufacturer and Supplier
of Secondary Glazing
Selectaglaze Ltd.
St Albans

selectaglaze
Secondary Glazing

Selectaglaze Ltd., Alban Park, Hatfield Road, St. Albans AL4 0JJ

T 01727 837271

E enquiries@selectaglaze.co.uk

www.selectaglaze.co.uk

Design and Heritage Statement The Market House, 1-2 Market Place, Reading, Berkshire, RG1 2EG.

**Listed Building Consent Submission for Installation of Secondary
Glazing for Acoustic/Thermal Insulation.**

Author: KAM

Revision: Rev 01

Date: 20/02/23

Warmer Quieter Safer

Directors: M.M. Childerstone BA (Oxon) (CHAIRMAN), K.A. Mercer BSc (MANAGING),
D.J. Lamburn BA, ACA (FINANCIAL), C.M. Bignell (SALES)

Registered in England and Wales at the above address. No. 879879

Scope

This document relates specifically to The Market House, 1-2 Market Place, Reading, Berkshire, RG1 2EG where internal secondary glazing is proposed to be installed. The property is a grade 2 listed building in the Market Place/London Street conservation area within Reading Borough Council district.

This document considers the following proposals which require listed building consent.

Installation of internal secondary glazing to 8 windows on the first and second floors on the front elevation.

Listing Description

List Entry Number: 1156257

Date of first entry: 14/12/1978

Statutory Address: 1 and 2, Market Place

National Grid Reference: SU 71735 73439

Details

MARKET PLACE 1. 5128 (East Side) Nos 1 and 2 SU 7173 SE 3/531 II GV 2. Probably 1870s. Rubbed brick classical. 5 bays. Dividing Doric pilasters with reed-fluted pilasters over ground floor. 3 storeys with pedimented feature to attic in 2nd bay from left. Moulded and carved modillion cornice, interrupted by shaped pediment over 2nd floor windows of feature bay. Slate roof. Plate glass sash windows, 3 tripartite, feature bay has paired windows. Moulded architraves and enriched entablature on 1st floor. Cast iron parapet rails with semi-circular capped dies. Lunette to feature bay with reed-fluted bracket pilasters. Stone faced ground floor with rustic piers between bays. Large entrance to left in pink and grey polished granite, Segmental pediment, carved tympanum, bracket-pilasters with reed fluted tops. Arched fanlight over modern door. Arched through passage to right with wrought iron guille to upper part carrying "Lloyds Bank Chambers" in gilt letters. Interior has 4 bay classical (circa 1930s) banking hall with 3 Rain beams on central row of piers.

Listing NGR: SU7173573439

Schedule of proposed works

Room 1 1.1

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber window surround no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 2. 2.1

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 2. 2.2

Internal secondary glazing to the bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 3. 3.2

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 15. 15.2

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 14. 14.1

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 14. 14.2

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room 14. 14.3

Internal secondary glazing to the Bedroom.

It is proposed that timber grounds are fitted to the existing timber lined reveal and window board using no 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Design Consideration

The secondary glazing is being specified to improve thermal insulation.

Thermal Insulation: Secondary glazing is widely considered the most effective way to improve the thermal insulation of window openings, whilst retaining the historic primary windows and the associated embodied carbon. The addition of secondary glazing will reduce the u value from approximately 4.7 w/m²/K to 2.7 w/m²/K.

Historic England: Secondary glazing is considered an acceptable and beneficial adaptation by Historic England. Reference; Historic England's publication: Energy Efficiency and Historic Buildings: Secondary Glazing for Windows.

Window design and materials: The secondary glazing windows will be manufactured from aluminium with a polyester powder coating. New timber grounds and subframes will be produced from FSC certified timber finished to match the secondary glazing colour.

Minimising external visual impact on existing windows: Secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame will align with the original window frame and casement positions and sightlines to minimise visual impact when viewed externally. When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be low to very low and is an accepted consequence of installing secondary glazing into historic buildings.

Reducing internal visual impact for the residents: The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white to match the existing surrounding joinery.

Maintaining existing window functionality: The secondary glazing is openable for cleaning, maintenance, trickle and purge ventilation as required. All existing windows will remain operable with the secondary glazing installed.

Fixing the secondary glazing: The secondary glazing, timber grounds will be fitted with minimal discrete fixings to reduce the potential impact on any historic structure. Using No 8 wood screws.

Impact: The secondary glazing treatment is designed in such a way to have minimal impact on the historic features of the property. Apart from fixing holes there will be no damage to existing

joinery, architrave, or moldings. The secondary glazing treatment is fully reversible; once removed the fixing holes into the timber window surround can be sympathetically filled and decorate leaving no visible trace of the installation.

Front Elevation

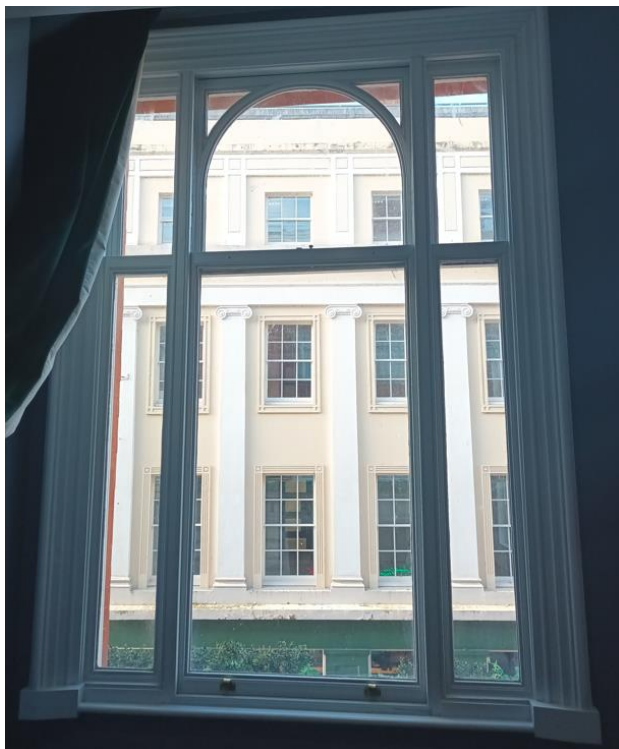


Warmer Quieter Safer

Room 1 – 1.1

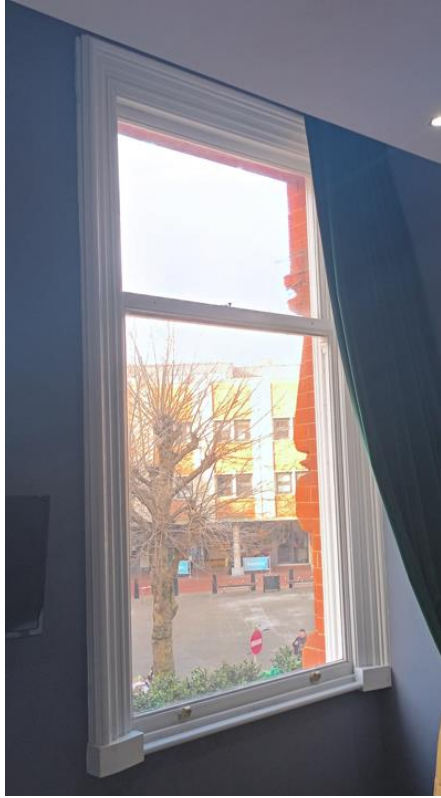


Room 2 – 2.1



Warmer Quieter Safer

Room 2 – 2.2



Room 3. 3.2



Warmer Quieter Safer

Room 14 – 14.1



Room 14 – 14.2 & 14.3



Warmer Quieter Safer

Room 15 – 15.2



Warmer Quieter Safer