

owens galliver architects

PROPOSED REPLACEMENT WINDOWS

AT

**FLAT 1
14 DENMARK ROAD
READING
RG1 5PA**

**for
CHENISTON INVESTMENTS LTD**

PLANNING AND HERITAGE STATEMENT

21-2072 22dec21

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Owens Galliver Architects LLP

**is a limited liability partnership registered in England and Wales under number OC352203
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Senior Partner Chris Owens MA (Cantab) Dip Arch RIBA Consultant Paul Galliver Dip Arch

LOCATION

The building is located in east Reading, in a residential side road between London Road and Erleigh Road, near Reading Grammar School and Royal Berkshire Hospital.

The area was developed in the last third of the 19th Century, as a leafy residential area following Reading's commercial boom started in the earlier part of the century, and is characterized by large brick buildings of character that vary greatly in design, but are mostly detached or semi-detached villas. They are tall, of two and three storeys, with steep tiled or slated roofs with wide verges, locally characteristic brick with contrast detailing and stone features, and some tile hanging. Windows are generally wooden sashes of widely different designs, with some timber casements and some with steel frames.

There are some modern buildings, and some buildings have been altered or had windows replaced in recent times.

THE PROPERTY

The building is a semi-detached property, and was most likely originally a single family dwelling. It has three floors, which have for many years been separated into three flats, one per floor.

To the front, the building has contrast colour brickwork detailing, stone and brick quoins, and stone door and window surrounds and mullions on the ground floor, bay and oriel windows, and large overhanging timber verge boards.

First floor windows are timber casements, but the ground floor front bay window has steel casement frames inset into the stone surrounds and mullions, in a grid of 8 windows, 3 of which are openable frames, 5 fixed direct glazed.

PLANNING HISTORY

No Planning history known of.

POLICY

Reading Borough Local Plan (Adopted November 2019)

- ☐ CC1 Presumption in Favour of Sustainable Development
- ☐ CC2 Sustainable Design and Construction
- ☐ CC3 Adaption to Climate Change
- ☐ CC7 Design and the Public Realm
- ☐ CC8 Safeguarding Amenity
- ☐ EN1 Protection and Enhancement of The Historic Environment
- ☐ EN3 Enhancement of Conservation Areas
- ☐ EN4 Locally Important Heritage Assets
- ☐ H9 House Extensions and Ancillary Accommodation

Alexandra Road Conservation Area Appraisal (March 2005)

The property is not Listed.

PROPOSAL and DESIGN

The windows in the bay window of the ground floor front room, part of Flat 1, are single glazed, are a significant reason for heat loss, exacerbated by their steel frames, and suffer greatly from condensation. The steel frames themselves have deteriorated significantly through rust which has also led to cracked glass.

The proposal is to replace these ground floor windows with new fixed and openable windows, in the same pattern as the existing, with thermally efficient modern metal frames and double glazing. Smart Systems Alitherm Heritage 47 frames are proposed as having minimal frame size and face width. The existing frames and glass will be removed complete, with minimal interference with the stone mullions, and new frames inserted within the existing stone structural opening. The frames will be located in the same general plane as the existing, to maintain the stone mullion appearance.

24mm sealed double glazing will be used; the frames are thermally broken. Trickle vents will be necessary.

The frames will be white.

The overall change in appearance using modern frames will be minimal and will have very little impact if any on the character of the area or the building.

PLANNING CONSULTATION

The principle of the proposal within this Application has been discussed and agreed in a Pre-Application Enquiry, **210867/PREAPP** – Replacement of window (front) ground floor level only at 14 Denmark Road, Reading, RG1 5PA handled by David Brett, in consultation with the Conservation and Urban Design Officer, who together advised that:

“The principle of changing the glazing in order to improve the thermal dynamics of the flat is considered acceptable and an inherent benefit of the development”

“there are no objections and are essentially like for like replacement of Metal framed widows for Metal framed windows. Only exception is they are installing double frame glazing which is more sustainable. Visually, the difference will be minimal”.

“it is considered unlikely that the replacement windows would harm the character and appearance of the existing building or surrounding area based on the like-for-like materials selected”.

OTHER MATTERS

There are no other material Planning considerations.

CONCLUSION

The existing building has a variety of window materials and designs; the road is characterised by further diversity of style and character.

The replacement of the windows is essential; the proposal uses a minimal frame which does not detract from the stone mullions and surround, but provides necessary double glazing.

The window frames are shown to be located in a very similar relationship to the stonework as the existing windows.

The overall impact on the Conservation Area and the building is carefully controlled, and therefore minimised, not affecting their status, whilst bringing essential benefits to the occupiers and sustainability.

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PHOTOGRAPHS



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