

61 Baker Street - Listed Building Consent

1.Design and Access Statement

Context

61 Baker Street is the east end home of a terrace of 10 properties.

The terrace was built in the mid 1820s in characteristic late Georgian style.

This includes large sash windows front and rear.

In the 1980s the sash frames in no. 61 were replaced using good quality wood. These largely remain in good condition.

The sills are either original or more probably replacements (at least 35 years ago) and two of those (dining room and bedroom) at the rear (southside) of the property are now badly rotten and need replacement. I initially sought to repair them by filling but the wood is badly rotten and simply absorbing more water. In heavy rain the bedroom window already leaks. Additionally one sash frame (bathroom window) has cracked and rotted and requires repair.

All three windows on the façade of the property (north facing) are in good repair. They only require repainting and some maintenance to the sash cords internally.

Proposal and Design

Our intention is to refurbish the 3 rear facing window frames to a standard that, once completed and painted, will be undiscernible.

We plan to cut out the rotten wood in the two sills (dining room and bedroom) and replace with hardwood. Once completed and painted the repairs will be undetectable. The one broken and rotten frame (bathroom) will be similarly repaired and made good.

At the same time we note that Reading Borough Council has declared a Climate Emergency. To improve insulation, reduce condensation and save heating in the house we would like to replace the existing panes with slimline doubleglazing using a product called Slenderpane. This would involve removing the 16 panes of glass in each of the windows, router rebating the existing frames and inserting 2 x 4mm double glazing with white spacers. The windows are to the rear of the property and cannot be seen from the street. There are no properties to the rear (south) of the house and so the double glazing, even if discernible at over 40 meters, will not be seen by anyone.

Access

To effect the repairs, the windows can be easily accessed via the garage to the side of the property. No specialist equipment is needed. Thereafter they will only be accessible to the homeowners and guests.

4. Views of the windows

Rear view of 61 Baker Street



Close up of rear of 61 Baker Street



Dining room window sill – the rot extends the length of the sill



Bedroom window sill



Bathroom sash bar

