

# **Heritage Statement**

Proposed Front Rear and Side Elevation Replacement Windows

at

**FLAT 3 SEAFIELD COURT**  
**RUSSELL STREET**  
**READING**  
**RG1-7XD**

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Rev - 01

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## **1. Introduction**

- 1.1 This heritage statement has been prepared to support an application for full planning permission for the replacement windows to the front, side & rear elevation at Flat 3 Seafiled Court, Russell Street, Reading RG1-7XD.

## **2. Site Location**

- 2.1 Flat 3 Seafiled Court is located in Russell Street, Reading RG1-7XD; the flat is on the first-floor level of a 3-story purposed build block of flat and a basement level (storage), which originally consisted of 6 flats in total from ground floor level to second floor.
- 2.2 Last year the basement level was converted into 2 additional flats, for a total of 8 units.

## **3 Significant of the Heritage Asset**

- 3.1 The heritage asset is located within the Russell Street / Castle Hill conservation area.
- 3.2 Russell Street and the collection of streets to the east of it towards the IDR, exhibit the Conservation Area's wide range of Georgian and Victorian residential architecture in a mix of modest and grand properties. Reading's prosperous growth in the 19th century saw these streets fill in with a range of building types.

## **4 Condition and Justification for Window Replacement**

- 4.1 All the windows are of timber construction with very inefficient single glazing.
- 4.2 The condition of the glazing and timber frames is quite poor.
- 4.3 6 out of 8 of the flats in the building have had their windows replaced with double glassed UPVC windows.

## **5 Impact of the Proposed Development**

- 5.1 The proposed replacement windows will have no impact on the heritage asset of the appearance of the conservation area. The windows will match the existing windows with the addition of double-glazing panels providing no visual difference to the property. It is therefore considered that the impact on the conservation area will be negligible and the improvement to the thermal efficiency of the property outweighs any impact.

## **6 Conclusions**

- 6.1 The proposed development matches the existing windows and visually appear the same.
- 6.2 The development will enable the properties occupants to enjoy the effect of modern and efficient windows which preserve the original appearance and charm of the existing windows securing the properties future.