

6, Wrenbury Court, 16, Eldon Road. Reading RG1 4DL

Grade II Listed Building

ELDON ROAD 5128 WEST SIDE No. 16 and 18 Su 7273 7/463 IIGV

Circa 1840

Glazing bar sash windows

Flat 6, Maisonette.

Work Planned :

First Floor the replacement of 4 sash windows 2 front elevation and 2 Rear. The windows sash frames are shrunken and rotten in places and soft (rotted from inner and outer frames some more rotten than others. (picture included) and sills.

On the second floor, front side elevation replacement of one casement window, which has become rotten in one corner and all along the base rail which has split which results in the windows not closing to a seal.

One window single casement rear modern dormer which has rot in the frame has broken and frosted glaze paint broken seals.

The reason for the work

To replace the dilapidated sash windows with a long term repair by replacement with timber windows with same glaze bar patterning vertical and horizontal with a thin (transparent paint spacer (no black bar)), so the windows will look 'like for like' cosmetical only double glaze paint to improve energy efficiency and noise reduction.

Potential Impact of the work on heritage asset

The building will not be altered in anyway and sash will fit to existing casements and no building alteration required. The manufacturer and form factor being used is exactly the same as flat 5 which was granted planning permission and replaced their previous sash windows in 2016.

I am using exactly the same windows so cosmetically there will be continuity in appearance. Timber frame thin glaze paint exact same in appearance.

Mitigation

I am only replacing those windows which require replacement and replace like for like in size and appearance.