
Design and Heritage Impact Statement

Background

The application relates to works involved at

Talbot House
55 Castle Street
Reading
Berkshire
RG1 7NS

Existing Building and Surroundings

This is a Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The property is a three story traditional construction with the external rendered façade. A single story entrance to the left, with a 6 paneled door in an arched recess. Slopping at the rear of the development to the ground floor and basement levels. The pitched roof is a hipped slate construction.

The existing windows are timber framed sliding sash.

The existing timber framed windows are difficult for the elderly residents to open and close they have also rotted reducing the thermal and acoustics properties of the building.

A more user friendly window would benefit these residents greatly. The residents wish to replace the existing windows to reduce future maintenance costs associated with the repair and decorations to the windows.

The development is situated in St.Mary's Butts / Castle Street Conservation Area, therefore all proposed timber frame sliding sash windows will be in a style, size, layout and colour to match the existing windows in order not to alter/ affect the character of the building and not to adversely affect the aesthetics of the building and the surrounding area.

The access into site is off Castle Street, which leads under an archway to a car park to the rear of the development. Surrounding the site are residential and commercial properties. It is apparent that many of the properties in the vicinity of Talbot House have Timber framed windows and therefore the proposed replacements would be in line with the character and appearance of the neighbouring properties.

Proposal

The proposal involves the replacement of all existing timber framed windows around the property to be replaced with new timber framed double glazed sliding sash windows, colour, style, layout and sizes to match existing as closely as possible.

The works have been carefully considered against the context of the existing building and the surrounding properties and the colour of the new windows will match the existing. This will reduce maintenance costs associated with the repair and re-decorations to the windows and to improve the thermal and acoustics properties of the building.

The design will follow closely to the existing design leaving the appearance of the building and the surrounding area unchanged.

Water Management Statement

The proposed works do not alter the existing water management systems. Proposed rainwater goods will use the existing drainage systems.

General Statement

The proposed double glazed timber framed sliding sash windows will follow closely to the existing design as not to change the appearance of the building and effect the surrounding area. The new double glazed windows will improve the overall thermal efficiency and security of the building.

Statement of Significance

This a Grade ii listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990. The development is situated in St.Mary's Butts / Castle Street Conservation Area. The proposed double glazed timber framed sliding sash windows will follow closely to the existing design as not to change the appearance of the building and effect the surrounding area.

Appearance and Effect on the Character of the Surroundings

The new proposal will affect all windows to all property detailed. The overall proposal will have a minimal impact on the surrounding properties as the development is well integrated between privately owned properties and the proposal does not change the appearance of the building and effect the surrounding area.

Conservation Area Impact

The proposal has been reviewed against its impact in the wider context of the conservation area. Our proposal reflect this approach as we are not altering the appearance of the building, we believe that, having been considered as such, the effect on the conservation area, will be minimal.

We require all proposed windows to be designed with the specific intent of being used in conservation and heritage sensitive areas. The timber framed sliding sash windows will follow closely to the existing design as not to change the appearance of the building and effect the surrounding area.

As such, the windows feature mechanical jointing and have a suite of ironmongery more conducive to being aesthetically acceptable in such an area.

We believe that this balanced approach will ensure the development continues to serve the needs of the elderly residents living there, with due consideration to the sensitivity of the Conservation Area, as a whole.



Photo 1: Front Elevation



Photo 2: Rear Elevation