

**2 Osbert House, Notley Place, Reading RG4 8PW
Design and Access Statement
July 2020**

This is the design and access statement for the request for planning permission for the replacement of steel framed windows in a bay window at the property of flat 2 Osbert House.

Please note that some of the content in this statement has also been used to support the application for planning permission for the replacement of the bay windows in the flat above flat 2: flat 5 Osbert House.



Features on the existing site: Osbert House is a grade ii listed building. It was redeveloped in 2006 and changed from a single residence/nurses home to a block of 6 apartments all of which have different layouts and formats. The precise age of the building is not known but believed to be approximately 150 years old. And is central to the development now called Notley Place but formally called '91 Peppard Road'. The development itself consists of two blocks of 7 terraced town houses and stands back from the main Peppard Road behind one of the terraces of houses.

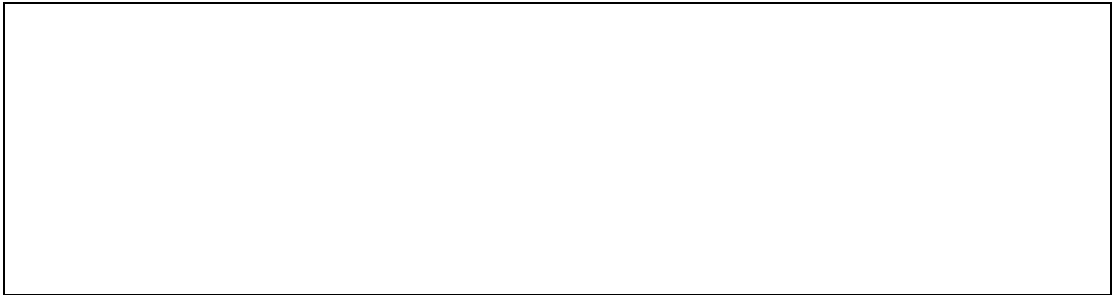


Details of the proposed works: Flat 2 is a ground floor flat and is situated below the first floor Flat 5, both flats share similar 'mirrored' features on both floors, including the bay window.

It is not known when the current windows were fitted in the bay windows. They are steel framed, crittal style and painted white.



There are two 'layers' of windows in the bay, in eight panels.
The bottom 'layer' comprises eight single glazed windows measuring approx.
eight 48 cm x 119 cm.







Referring to Flat 2, some of these panes of glass are now cracked due to deterioration and breakage. Much of the steel has rotted and deteriorated to the point that most of the windows cannot be opened and are now left shut, during the winter they have to be sealed with liner and tape.

The planning permission applied for is the replacement of these eight windows with new treated steel frame windows with double glazing. Which will be in keeping with the existing format of the windows, will maintain the external appearance, will provide added insulation and safety features inherent in modern double glazing.

The upper 'layer' of windows consists of eight panels of smaller leaded light, steel framed windows. The overall state of these windows (again referring to flat 2) is better than the lower windows and these can be retained in their current form with the possible addition of internal secondary glazing, to improve insulation and again maintain the external appearance of the bay window feature.

The proposed work would be carried out by a local supplier (Henley Glass, Henley on Thames) who has confirmed that they are familiar with carrying out this type of work in this style of building. They have stated that the most effective means to approach the project from the outside will be on foot both inside and outside the building and have estimated that this should be done in 1 -3 days and can be carried out with minimal impact on the neighbours in both Notley Place and Osbert House.

The contractors would be on site in Flat 2 which would be accessed by the communal hall and measures such as floor coverings would ensure that the fabric of the building was safe guarded and disruption to the other neighbours would be minimal.

The owner of Flat 5 has recently submitted a request for planning permission for the bay in Flat 5 and it is intended that this work will be completed on or close to the same date as the replacement of the windows for Flat 2, thus making absolutely sure that the overall look and feel of the bay window structure is unified by both having a fresh and consistent appearance.

Please provide details of how **access** issues have been addressed

Not applicable – this work will not impact access to Osbert House or the surrounding development

Please provide details of the **layout** of proposed development

Not applicable – this work will not impact the layout of Osbert House or the surrounding development

Listed Building Heritage Statement

The following details have been taken from Historic England's Listed Building reference for Osbert House (see listing [here](#)) List Entry number 1113556

Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and verandah to south. Coupled Doric columns with entablature and low balustrade over. 1st floor verandah has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2 storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.

Detail entry for Osbert House, Historic England ref 1113556

The listing appears to focus on the early C19 building and the features therein and these items will remain completely unaffected by this proposal. This proposal refers to the highlighted area in the paragraph above: the reference to the 2 storey bay, which forms part of a later development to the building. The replacement of the bay windows will not change the appearance of the building however will improve the appearance of the degraded/rotted areas of steel frame and will ensure further longevity of the bay window feature.

The listing details also include a photograph of the front of Osbert House which shows the bay windows, taken in May 2003, which for copyright reasons cannot be reproduced here. The replacement of the windows with 'like for like' steel frames will ensure that this overall appearance remains the same.