

Watlington House
44 Watlington Street, Reading, RG1 4RJ
Application for Listed Building Consent August 2019
Replacement of 5 individual Sashes at the rear of the House

Design and Access Statement



1. Background to the work being undertaken to the back of the house

- The windows of the whole of the house were repainted around 8 years ago. It became clear in the last year that the paint work on the windows on the garden facing (west) side had deteriorated quickly. Damp ingress in some rooms to the rear had been noted.
- It was decided to repaint the windows. As this could only be achieved after erecting scaffolding along the length of the rear of the house it was decided to investigate the pointing too. It was quickly assessed that in many places the pointing had deteriorated significantly and was a source of damp ingress, in particular around the window boxes. It was not helped by unsympathetic (cement) partial repointing around 10 years ago. A number of cracked and badly eroded bricks were identified. Repointing has been carried out using lime mortar and traditional techniques, cracked bricks have been replaced with period bricks. This work started in April 2019 and is complete.
- Investigations identified that a programme of refurbishment works was required to be carried out to the windows (window boxes and sashes).
- **Pre-App submission 190914**, May 2019, identified that the work required was:
 - 1 Repair of individual boxes – using oak timber / filler as required
 2. Repair of some individual sashes where this is judged to be possible
 3. Replacement of some individual sashes (estimated between **4 and 7**) where the rot is very extensive and repair it is judged will not provide an enduring solution
 4. Repair the boxes of 4 casement windows to the basement toilets (this may be a 80% replacement of fabric). Replace the 4 casement window frames.
 5. Any wood used in the repairs, and the creation of replacement sashes, will be Oak.
 6. New glazing will replicate the historic distortions etc of crown glass, which is still in place in some of the sashes.
 7. This will be followed by repainting of all windows/doors to the rear.
 8. The aim is to have all this work completed before September 2019.
 9. An un-authorised satellite dish (installed many years ago and unused) will be removed.
 10. A leaking gutter to the right will be fixed.

The pre-app provided full information along with images of all the proposed works to all the windows to the rear of the property. Our submission stated that ***“We believe that we are planning to undertake a sensitive repair to the windows, even though some replacement of sashes is required, and that providing we do this on a “like for like basis, using oak timber and glazing reflecting the original glazing, the work should fall into the Repair category and not require LBC.”***

- **11 July 2019** from Brian Conlon forwarded the advice from Jonathan Mullis, Heritage Consultant:
 - ***Having looked at the proposals for repair works at Watlington House, the majority of the sash windows works are accepted as repairs and, therefore, DO NOT require Listed Building Consent. However, the proposals to replace the sash windows in their entirety would go beyond the definition of mere ‘repairs’ and so DO, therefore, require Listed Building Consent.***
 - ***Given, this is an important Grade II* Listed Building, this allows the Council to ensure that the windows are replaced with appropriate matching facsimiles. It is appreciated that the Listed Building is being repaired in a sensitive way by the Historic Trust which cares for it, but the wholesale replacement of windows would always be interpreted as going beyond a ‘repair’.***
 - ***In order to avoid delay, it is recommended that the LBC application is submitted as soon as possible, together with drawings and details (from the manufacturer) of the proposed replacement windows. Without the replacement window details together with the LBC application it may be necessary to attach a condition to consent, which could delay things more.***
- A site visit was not undertaken by RBC before providing this advice.

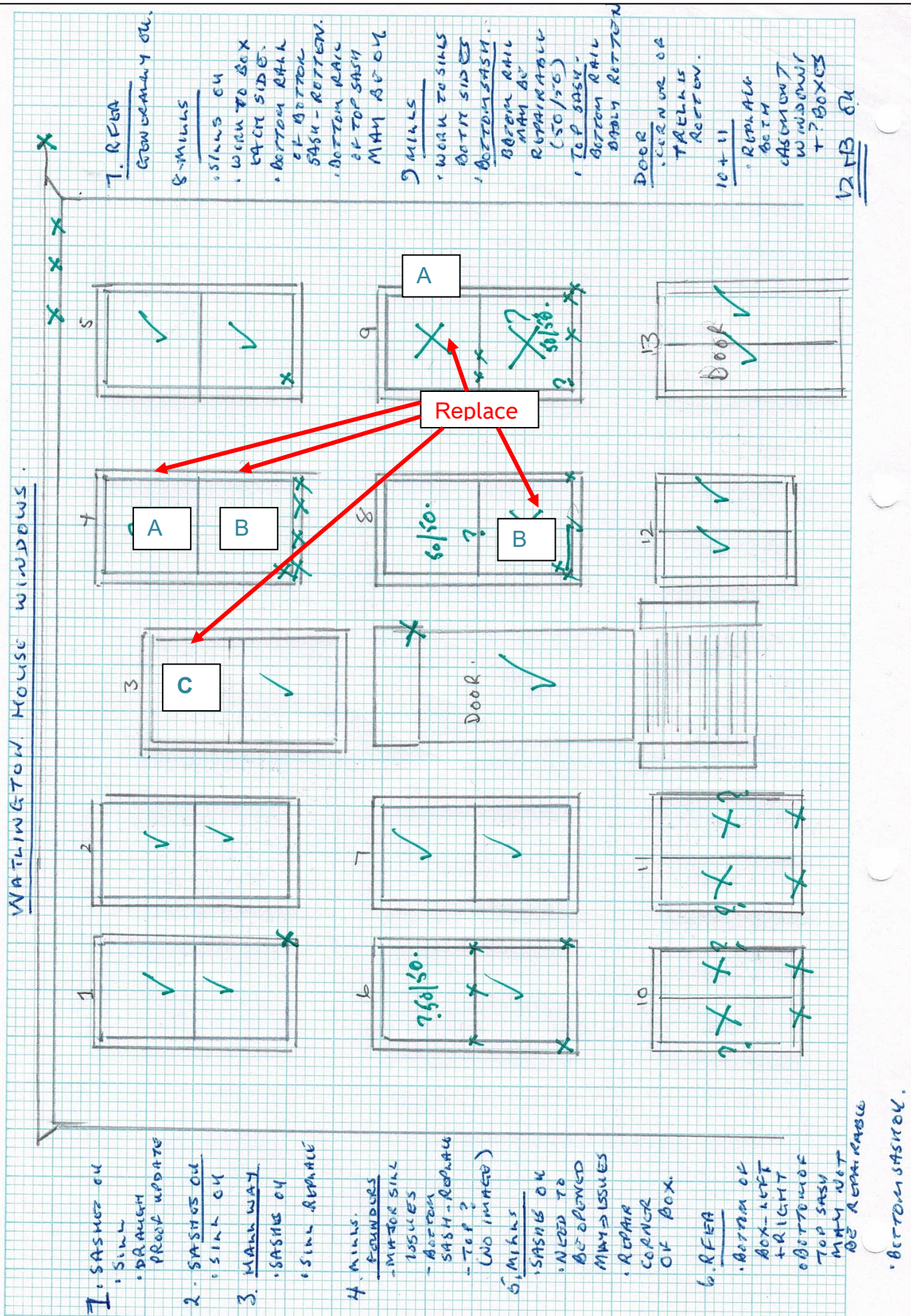
2. Application for LBC

The position in August 2019 is:

- Lead flashing has been inserted over the top of the boxes of all the windows on the 1st floor to project water away from the windows and sills. The gaps have been filled with lime mortar.
- Preparation work has been undertaken for painting the sashes which are fine / repairable. Extensive re-putty work has been undertaken. This has enabled us to confirm the individual sashes which need to be replaced as the existing ones are not practically repairable to ensure their long term life.
- Replacement of 5 individual sashes is required (Pre-App between 4 and 7).
- The carpenter advises the sashes are soft wood and so replacement sashes will be in soft wood.
- The profile of the glazing bars will replicate exactly those currently in place.
- New glazing will replicate the historic distortions etc of crown glass, which is still in place in some of the sashes.
- This will be followed by repainting of all windows/doors to the rear
- The aim is to have all this work completed by end September / October 2019.
- **Paint Treatment.** Old wood will be painted using Dulux Weathershield, as currently in place. Discussion with the decorator has led to the conclusion that it is not advisable to mix treatments so initial ideas to use Linseed Oil will not be taken forward.

The sashes to be replaced are identified on the plan of the windows of the rear of the house below. This plan was included in the Pre-App it now however identifies the 5 sashes to be replaced.

The drawing below was submitted as part of the Pre-App. It indicated the sashes we judged required replacement (marked X) and those we were less certain about (marked ?). As work preparation work for repainting progressed it became clearer where they were repairable / patchable and where beyond repair which would guarantee their long term survival. The 5 sashes for which LBC is now sought are marked **Replace**. The letters A, B and C refer to the dimensions which are detailed on drawings in a PDF document "Watlington House replacement sashes dimensions"



3. Dimensions and scale drawings

The dimensions of the existing sashes is shown on the PDF document;

“Watlington House replacement sashes dimensions”

There are 3 different sizes

- Top Sash A. This is for the two sashes marked A on the drawing of the windows
- Top Sash B. This is for the two sashes marked B on the drawing of the windows
- Bottom Sash C. This is for the one Hall Window, marked C on the drawing of the windows

Glazing Bars

All dimensions, including of the glazing bars are given on the PDF document

The profile of the glazing bars is shown in the images below. This will be copied exactly



4. Method of making the 5 new sashes.

They will be made by Leigh Winslet of Mortimer.

<https://www.facebook.com/leighandgjoinery17>

leighandgjoinery@aol.com

Lee is a traditional joiner who works with his father (also a joiner) and has been used many times by our former Chair, and, Architect Matt Andrews.

They do not do drawings for projects like this!

The existing sashes will be removed from the window. Hardboard inserted in the gap.

Leigh will use the existing window which is to be replaced as the basis of making a new sash from scratch.

I am told the existing sashes are in soft wood and so this will be used for the replacement.

5. Casement Windows to the basement left.

They are certainly not original to the house though are shown on the plan of 1929. . Whilst less of a priority the need to repair and to some degree replace these was detailed on the Pre-App. The Heritage Consultant did not however make any comment about these in his response to the Pre-App and therefore we assume LBC is not required for the work we plan to do to improve their condition etc.

6. Access

- a. There will be no changes re access as a result of the repairs to the boxes, sashes and replacement sashes

7. Overall design

- a. The Trust takes its responsibility for maintaining this GII* building in keeping with its original construction very seriously.
- b. The aim is always therefore to restore and repair sensitively to ensure that the look and condition of the building is retained and improved.

Richard Bennett

Hon Sec

Watlington House Trust

17 August 2019