

5th February 2019
Ref: JCGS/19.01/3.1

Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 12LU

Via Planning Portal

Dear Sirs,

43 South Street, Reading, Berkshire, RG1 4QU Listed Building Application – Replacement of Existing Timber Windows with New White uPVC Double Glazed Windows

I write to submit a Listed Buildings application for the, 'replacement of existing timber windows with new white uPVC double glazed windows,' to the existing residential dwelling at 43 South Street, Reading, Berkshire.

I therefore provide the following for your consideration:

- Application Form
- Location Plan 19.01-100
- Drawings 19.01-102A & 103A

The following Design & Access Statement provides additional information in respect of the proposals.

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Design & Access Statement:

Site & Surroundings:

This application relates to the existing building at 43 South Street, Reading. The property backs onto Livery Close. A narrow alley is located immediately adjacent to the property which provides access between South Street and Livery Close.

The building is grade II listed and forms part of a terrace of four similar buildings (Nos. 43, 45, 47 and 49). The buildings forming the terrace are in varying states of repair. No. 49 South Street has replacement uPVC windows in the front elevation.

The existing building is 3 storeys in height, the lower floor being a basement level.

The front facade of the building facing onto South Street is finished with ashlar dressed sandstone with cornice and parapet roof. The side and rear facades of the building are finished in split flint with brickwork dressings.

The existing building has timber sliding sash and casement windows in various conditions of repair. The existing windows are fitted with secondary glazing internally.

The interior of the building has been adapted and altered in the past, and many of the original internal features have been removed. The original stair remains in place as do some of the original skirtings and architraves, however much of the remainder of the original internal finishes have been lost.

The existing building was used as an office until being converted into a house of multiple occupancy in 2010. The building was subsequently changed to a single residential dwelling house in 2018.

Listed Building Status:

The building is grade II listed. The listing covers all four of the buildings forming the terrace (Nos. 43, 45, 47 and 49). Details of the list entry are provided below.

Grade: II

List Entry Number: 1156987

Date First Listed: 14th December 1978

Details: SOUTH STREET 1. 5128 Nos 43 to 49 (odd) SU 7273 7/570 II 2. Circa 1852, possibly by J J Cooper. 2 storey and basement terrace with Bath ashlar front and flint with brick dressings and quoins behind. 2 bays each, glazing bar sash windows. Ground floor channelled with band over. Plain fascia to cornice and parapet. Doors altered. Slate roof, No 43 retains fleur-de-lys arrow head rails to basement.

Planning History:

The recent planning history associated with the with the site is provided below.

Application 180927 for, 'Application for a Lawful Development Certificate for a Proposed use or development: change of use from C4 House in Multiple Occupation to C3 Dwellinghouse.' Determined 30th July 2018.

Application 150957 for, 'Four extract fan vent terminals to side elevation (retrospective) and relocation of boiler flue onto rear elevation.' Determined 10th August 2015.

Application 102107 for, 'Internal alterations and change of use to create a house in multiple occupation with associated external works.' Determined 20th December 2010.

Application 101035 for, 'Change of use of offices (B1) to form one 2-bed apartment and three studio apartments (C3) with internal alterations and associated external works (resubmission of 09/01751/FUL).' Withdrawn 6th August 2010.

Application 091090 for, 'Change of use with internal alterations to form one 2-bed apartment and three studio apartments with associated external works.' Withdrawn 23rd December 2009.

Application 061383 for, 'Internal alterations and refurbishment.' Determined 5th February 2007.

Proposal:

This application seeks listed buildings consent for the, 'replacement of existing timber windows with new white uPVC double glazed windows.'

The proposed replacement uPVC windows will be of a high quality and designed to closely replicate the pattern of the existing windows, such that the external visual appearance and character of the building will be preserved.

The applicant has provided the following reasons of justification to support the application.

- External noise from the road traffic and other sources is causing disturbance and preventing sleep.
- External noise from residents across the road in Shepton House regularly arguing out on the street, often with quite abusive language that we'd rather not have our 5 year old child hear. Double glazing would significantly improve the acoustic insulation of noise from these individuals.
- There are have a number of drug users using the side alleyway immediately adjacent to our house and Livery Close to use heroin. We have reported needles to the council in the past and have had a lady attempting to use our back garden to inject. We've also had people hanging around outside our house and looking through the windows. A friend around the corner has also been broken into through a window. We would like to upgrade our windows to double glazed, uPVC multi locking windows to increase security.
- The current windows require extensive renovation. However even if refurbished the windows will not offer any significant betterment in terms of acoustic insulation or security.
- We are currently unable to clean our windows very well due to the secondary glazing installed not being removable. Installation of new uPVC double glazed sash windows would mean we could remove this secondary glazing and regularly clean our windows - improving the properties image and increasing the light let into our house.
- Our neighbour in the same block of buildings at number 49 South Street has changed their properties Windows to uPVC. The windows we would install would be of a higher quality, considering the aesthetic properties of traditional sash windows and would compliment the properties look over the existing wooden sash windows which are not original.
- The surrounding area is composed of mixed-use properties including offices and dilapidated flats. We don't feel that changing our properties' windows to a high quality uPVC sash will detract from the aesthetic qualities of our property and impact the overall feel of the area.

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I trust the attached is sufficient for the application to be validated, however should you have any queries in regard to this application, or require further information, please do not hesitate to contact me at the above address.

Yours sincerely,

Jonathan Spires
BA BArch RIBA
Director

Cc: Applicant