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**Planning Design – Access and Statement
for
Window Refurbishment to the Old Building
at
Southcote Lodge Grade II Listed Building
to
Replace Existing Timber Sliding Sash Windows
with
New White uPVC Double Glazed Windows**



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1.0 PLANNING PROPOSAL

This application relates to the complete upgrade of the timber windows to the old building known as Southcote Lodge a “Grade II Listed Building”. The proposal is to *replace all the single glazed sliding sash timber windows to all elevations including roof dormer windows and lower ground French doors of the Building, with new replacement double glazed sliding sash white uPCV units, identical in size and matching design of glazing beads, jambs, cills and heads, all on a close match basis.*

No other construction works will be carried out on the Grade II Listed Building apart from the associated repairs in fitting the new replacement windows.

The window replacements are required throughout as a matter of urgency as the existing timber sliding sash windows are in need of repair and upgrade. The new installed uPVC double glazed sliding sash windows, will improve heat loss to each individual residential unit and in doing so will meet the current Building Regulations Part L.

It will also bring the windows of the external elevations of the Grade II listed Building to match the elevations of the extended residential units that adjoin the subject building, built circa 1989, all of which have white uPVC side hung casement windows installed.

2.0 THE HISTORY OF THE BUILDING

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

Historic England have given a full description below under the National Heritage List for England.

Name: SOUTHCOTE LODGE AND GARDEN WALLS TO EAST AND WEST

List entry Number: 1321955

BURGHFIELD ROAD 1. 5128 Southcote Lodge and garden walls to east and west SU 67 SE 16/251 II 2. Mid C18, incorporating parts of earlier building. Rectangular main block, 3 1/2 storeys to south, 2 1/2 storeys with flanking 2 storey wings to north. Entrance (north) front: main block silver grey brick with red window dressings. Modern, central dormer. Glazing bar sash windows, 3 on 1st floor and C19 glazed porch across ground floor between wings. Red brick wings projecting 2 windows (blind) in depth and with 1 hipped dormer each and 1 window at north end. Old tile roof. Flanking curved garden walls forming one side of small oval court. South side: originally 5 window front. Now has 5 window mid C19 full height bay to left. Half glazed late C18 door to garden with bracketed hood, stone steps. Interior: a number of good contemporary features (fireplaces and plasterwork, and staircase) retained. A good house and the house of John Blagrove (mathematician). To west is an 8 foot brick wall with chamfered capping about 50 yds long and returned to south along road. Partly C18, see one brick with grafitto "E B 1720".

3.0 LOCATION AND SIGNIFICANCE

The present house called Southcote Lodge on the Burghfield Road in Western Reading is a mid-18th century large house, but the first building on the site was erected shortly before 1611. It stands on what was the edge of old Southcote Park surrounding the medieval moated Southcote Manor (aka Southcote House) with which it should not be confused. Unfortunately, the manor is very occasionally recorded as Southcote Lodge. There was also another 'Southcote Lodge' in Southcote Road from the 1880s onwards.

Southcote Lodge

Southcote Lodge is an attractive retirement development built within the grounds of a 19th century house just off the Burghfield Road. The addition to the main Grade II Listed house was completed in 1989 and consists of 26 mixed one and two bedroom residential properties. These flats are set in landscaped gardens and grounds with parking to the north of the development, some lovely open park land also adjoin the property giving the grounds an ideal setting.

Burghfield Road, Reading, Berkshire

Reading is the county town of Berkshire situated where the Thames meets the Kennet and Loddon rivers. The town has excellent shopping facilities with weekly street markets, inns and restaurants, leisure facilities and The Hexagon Theatre.

Reading has good road and rail links with the M4 junctions 12, 11, and 10 running just south of the town within easy driving distance (within four miles) and frequent and fast rail connections to London (Paddington) and Oxford. There is also a comprehensive network of local and rural buses.

4.0 IMPACT STATEMENT

Impact Statement – There will be no immediate disruption to the residents of Southcote Lodge, especially to the new residential units, which already have uPVC double glazed units. Works will be centred to the old part of the building, “the Grade II Listed” part with the replacement of the windows.

There will be a small impact when the replacement windows are installed. Scaffolding will have to be erected and the works coordinated when the occupants of each residential unit.

Access to the site is from Burghfield Road, to the north being the front of the building, which has a higher ground level than the rear, which forms the lower ground accommodation. Access of these different levels from front to back is via the entrance steps, ramps and sloping pathways leading to the landscaped gardens at the rear.

The main body of the lift and external position of the hoist mechanics are located in the basement well. There is good external access for the replacement works to be carried out, with all building access being approached down the external staircase into the basement well.

There is open access to the front of the building, forming visiting car parking and drop-off areas for the residents. However the site area is adequately secured and only accessible through the building Court Manager, or directly with the residents of the flats.

Planning History – Reading Borough Council

New addition of residential units circa 1989 unknown planning number.

Planning Proposal – Previously outlined is to replace and upgrade the sliding sash timber windows, with white uPVC double glazed sliding sash windows, on a new like-for-like matching basis.

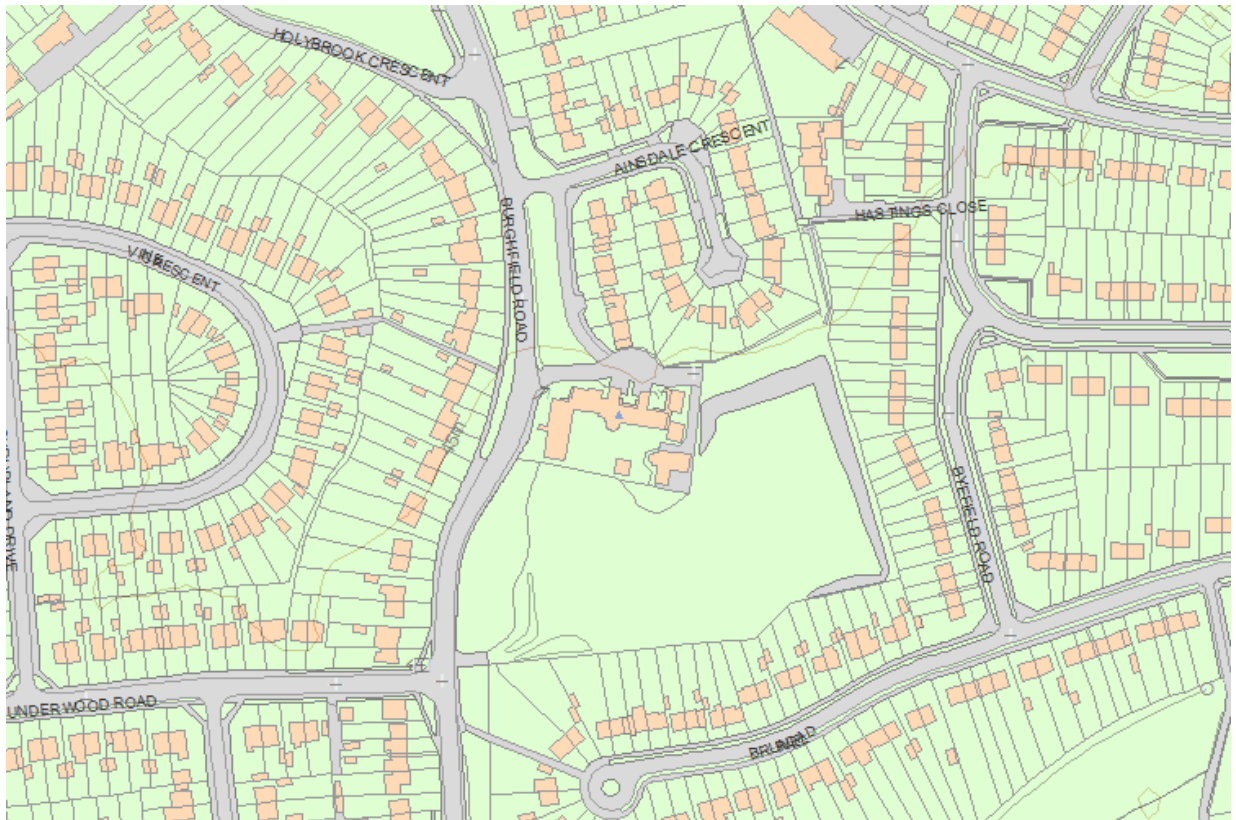
Proposed Materials – The new double glazed windows will be constructed in plastic to a high quality and have the same profile as the existing timber sliding sash windows, with matching glazing beads, jambs, cills and head.

The Containment of the Site – The works to be carried out will be planned with the resident court manager. Access will be managed by the court manager on a daily basis. Deliveries will be down Burghfield Road to the front of the site and works coordinated between the court manager and the window contractor. The programme of works will include the erection of scaffolding and be phased to suit the residents of each flat unit. All works will be overseen by a Contracts Administrator (CA) in association with the court manager to a designated programme.

5.0 ADDITIONAL INFORMATION ATTACHED.

- National Heritage List for Historical England The Map Listing NGR: SU6836871652
National Grid Reference: SU 68368 71652
- Photographic schedule of the Southcote Lodge and windows

Location Map



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6.0 EXTERNAL PHOTOGRAPHS OF SOUTHCOTE LODGE GRADE II LISTED BUILDING (IN NO ORDER)





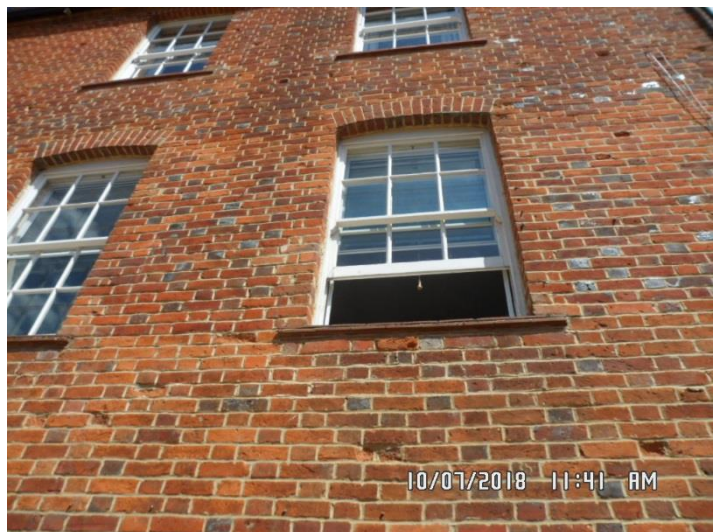


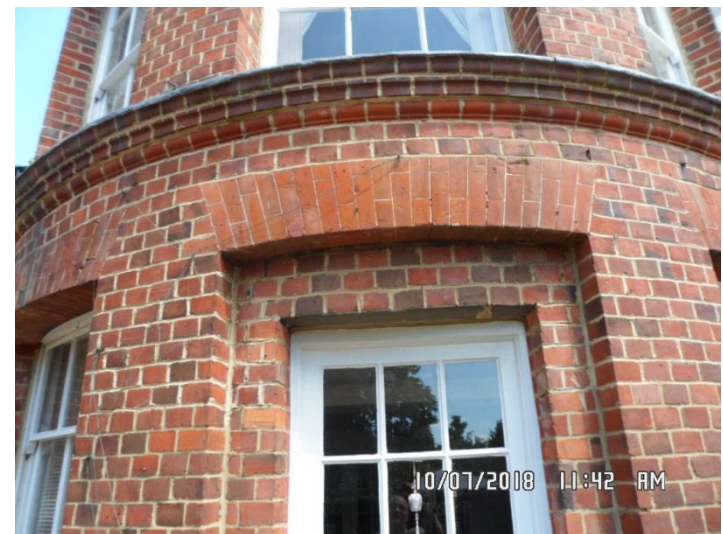
















7.0 CONCLUSION

It is acknowledged that the host building of Southcote Lodge is a Grade II Listed Building, which has on previous occasions had refurbishment works carried out to the existing traditional timber sliding sash windows. In some cases these windows have been completely replaced and modernised as sliding sashes albeit in timber but with new modern spring operated sashes, replacing the sash cord and cast counter balanced weight traditionally used.

The majority of these windows are in a poor state and do required refurbishment and upgrading. By installing new white uPVC double glazed windows you will be improving the thermal values of the window and complying with Part L of the Building Regulations. The replacements will best match the existing profile on a like for like bases of each size and design per window, to include glazing bars, jambs cills and head. All windows will be installed from the inside and will replace the existing with minimal disruption. Once fitted they will blend in with the existing white uPVC double glazed casement windows, which have been installed to the new residential units adjoining the hoist building.

The design and replacement of various window profiles, to Southcote Lodge, including main house windows, roof dormer windows and lower ground rear French doors will be carried out sympathetically and to a high standard.

A sample matching window can be presented for review.

No neighbouring properties will be affected by the window replacement as the building and site is well shielded within its boundary demise.

