

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT WINDOWS FOR 6 THE WATERHOUSE, 7-9 GOSBROOK ROAD, CAVERSHAM, RG4 8BT

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for permission to replace the existing single glazed metal framed windows with double glazed metal framed windows. The property is a Grade II listed building that lies on Gosbrook Road. The Waterhouse has been split into 10 separate dwellings. No. 6 lies towards the rear/south of this development and is link attached to the communal area of the development and also to flat 7.

2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

HERITAGE CONTEXT

3. Historical Context. A review of documented histories indicate that the now 'The Waterhouse' was the West Memorial Hall. The Hall was the original Baptist Church in Caversham

4. It is a Victorian Grade II Listed Building at 7-9 Gosbrook Road, designed by Alfred Waterhouse. The hall was designed in 1865/66 in a Gothic style and is positioned gable end to the street. It is red brick in construction with blue brick decorative features.

5. Once the new Caversham Baptist Free Church was built opposite, the Memorial Hall was used as a school. The hall was extended in 1911 to the east, with a central gable facing Gosbrook Road. From 1980, it was used as a dance centre.

THE PROPERTY

6. Planning permission was granted in May 1999 (ref. 992080) for the conversion into ten flats with associated parking. This included demolition works and changes to the roof style.

7. The property, no.6 The Waterhouse lies to the rear of the main building and does not front Gosbrook Road. It is visible from School Lane.

7. External Features. The description of the listing is taken from Historic England
GOSBROOK ROAD 1. 5128 (South Side) West Memorial Hall SU 7174 11/494 II 2. 1865-66 by Alfred Waterhouse. Gothic. Red brick former Baptist Free Church, gable end to street. Stone plinth and dressings. Banded tile roof. Blue brick bands in gable above and below rose window. Tumbled brick in chimney to south gable. Blue and red brick herring bone work in tympanum over pair of lancets to left. The main feature is the right hand bay - this has a hipped rectangular stair turret to gallery with external stairs on quadrant wall to base. 4 bay side wall to west with arched passage below buttresses, coggled eaves cornice, paired lancets, except to 1/2 dormer to north. 1911 extension to east with central gable, echoes style of north gable. Interior rearranged. An interesting display of materials.
Listing NGR: SU7147374742

8. Whilst most of the windows are metal framed, there are wooden sash windows towards the rear, and adjacent to property no. 6. There are other wooden framed windows in the communal area adjacent to property no.6, which are comparatively modern.

9. Pictorial Review. Annex A to this document provides photographs to the front and rear of the property showing the windows.

ASSESSMENT OF HERITAGE SIGNIFICANCE

10. Whilst The Waterhouse is a heritage asset, the extent of the fabric that contributes to its right hand bay and gable end to street. There is no mention of the fenestration in the listing

DESIGN PROPOSALS

11. The aim of the proposed work is to maintain the property to retain its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint. The overall approach aims to retain the contribution the property makes to its setting without degrading its significance.

12. The existing single glazed metal windows are believed to be 1930s crittel domestic windows with two horizontal glazing bars. The proposal is to replace these with double glazed aluminium framed windows to match the existing. The frames will be painted to match the existing finish of windows at the property.

13. The specification can be found in the drawings (supplied) and via the Marlin brochure – also supplied.

INVOLVEMENT / CONSULTATION / POLICY

14. The management company have been notified of the proposals and have been forwarded the details of the windows.

LAYOUT

15. There is no change to the current layout of the site.

SCALE

16. There is no change to the scale of the property.

LANDSCAPING

17. There is no change proposed to the existing private landscaping

APPEARANCE

18. The replacement of the window frames and glass will have no material change in appearance. Care has been taken to source heritage style windows which provide a near identical appearance for the Grade II Listed Building. The frames will be painted to match the existing window frames and detailing to the rest of the overall building.

ACCESS

19. There is no change to access.

ANNEX A



Front of No. 6 The Waterhouse. This elevation can be viewed from School Lane to the west. The single and double metal framed windows shown would be replaced with metal framed windows. The replacement windows would be double glazed with two horizontal glazing bars to match the adjacent property and painted in cream to match existing paintwork.



Windows to rear of property on eastern elevation.



Windows to rear of property to eastern elevation



Windows to rear of property along eastern elevation