



heritage design and access statement

Window and Door Replacement at:

193 Oxford Road
Reading
RG1 7UZ

On behalf of

Metropolitan Thames Valley

Prepared by

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Date: September 2023



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1 Introduction

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley to produce a heritage design and access statement in support of the Conservation Planning Application for the window and door replacement at 193 Oxford Road, Reading, RG1 7UZ



Figure 1 - Front elevation of property - Historic England 2006

2 Existing Property

The existing property, 193 Oxford Road, houses residential flats across 3 storeys and a lower basement level. It has one communal entrance at the front of the property and a rear garden. The property was constructed in the early 19th century.

The existing windows are painted white single glazed timber sash and casements, with the condition of the windows being poor and thermal performance lacking.

The surrounding properties are also listed, however have double glazed timber and PVCu windows, we feel that this is not appropriate for a building of this type and therefore have decided not propose this type of window.

3 History

The site is located within the Russell Street/Castle Hill Conservation area within Reading Borough Council. The building is classified as a grade II listed building. The property was first listed on the 14th December 1978. Figure 2 shows the location of the property within this listing.

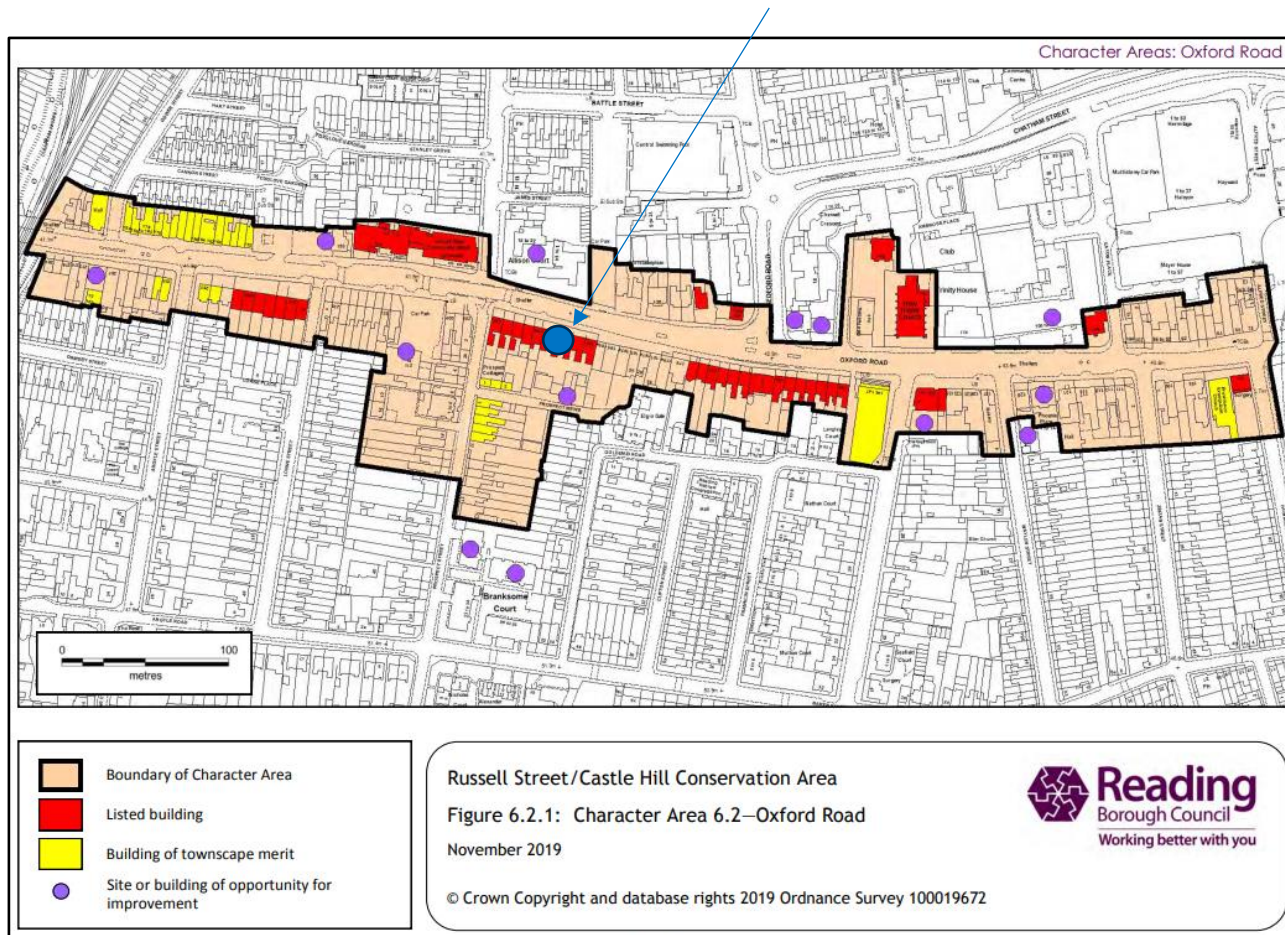


Figure 2 - Russell Street/Castle Hill Conservation Area

The two and three story streetscape is a mix of impressive Georgian terraces and stand-alone houses interspersed with Victorian shops and houses along the route. A combination of modern ad-hoc alterations with the poorly maintained public realm along the road strikes a distracting discordance. Many modern alterations are out of keeping with the historic environment. Some modern builds have failed to respect the Conservation Area's character. Much of the residential accommodation, including above the shops, tends to be poorly maintained. Along with the exciting and vibrant nature of the Oxford Road, the clash of modern and historic materials and poor maintenance makes it difficult to fully appreciate the street's historic character.

Reading's most dominant building material, red brick, is seen frequently especially along the Georgian terraced façades. Polychrome brick and terracotta embellishment is notable and impressive further along to the west of the route nearer the railway bridge with later development along the road. Stucco is also common and notable at 197-203 Sidney Terrace and on many of the retail/residential buildings. Roofs are almost entirely slate with the notable exception of the red tiled roof of the Oxford Road Community School.

The oldest buildings date to the early 19th century, in several long, listed terraces notably at: 149-177, 187-193, 195-197 and 197-203 Oxford Road and Prospect Terrace at 237-247 Oxford Road/ no. 2 Lorne Street.

Most of the early residential terraces are in poor to moderate condition, with several converted to shops at ground floor level. The Georgian terraces are largely of red brick, except for the impressive stuccoed villas at nos. 197-203. Fortunately, a majority of the listed terraces still retain original windows, doors and detailing although there are some exceptions where enforcement has failed to catch uPVC replacement window in the listed terraces. Some of the original brick walls in front of these properties, notably at nos. 149-153, need repair and re-pointing.

4 Proposed Works

The proposal is to replace the existing, poor condition, single glazed, timber sash and casement windows at the front and rear of the property with single glazed, timber sash and casement windows to match the

existing. All glazing bars and detailing will match the existing to ensure that the windows are in keeping with the history. The design of the windows will be like for like as existing with fenestration remaining as existing. The proposal also includes installation of secondary glazing units internal to the flats to provide improved thermal performance while not impacting the aesthetic of the building.

The proposal also includes replacement of the existing black external doors to the building. The proposed doors will be like for like in terms of material, colour and design.

The proposal is in keeping with Policy UD3: General Principles and UD4: Quality Design and SPG1a Design Guidelines and Design Statements, which seeks to ensure materials are original in keeping and seeks to retain the character of the existing building.

5 Conclusion

In conclusion, it is the applicant's view that the proposed alternations are necessary and will not drastically alter the overall appearance of the block and will provide greater security, thermal performance and human comfort to the residents.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed:



Jamie Ramchandani AssocRICS
Building Surveyor
For and on behalf of
Faithorn Farrell Timms LLP