

Heritage Statement – Replacement Windows, front facade restoration and Boiler Enclosure

7 Baker Street

Reading

RG1 7XT

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DRAFT FOR REVIEW

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1 Introduction

1.1 The Heritage Statement has been completed to support the associated householder planning application for the replacement of windows and additional of boiler enclosure at 7 Baker Street, Reading.

1.2 The property is located within the Russel Street / Castle Hill Conservation Area. It is not covered by and is not covered by an article 4 direction (see figure 1), and permitted development rights to be retained at this property.



figure 1 – excerpt from Reading Borough Council interactive map.

2 Relevant Policy Context

2.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The following section is considered most relevant to this proposal:

Section 16 – Conserving and enhancing the historic environment

2.2 The following paragraphs of this section are considered to be most important in relation to this application:

2.3 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a

minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.4 192. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

2.5 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.6 The READING BOROUGH LOCAL PLAN Adopted November 2019 sets out the local planning policy context within which the proposals should be considered. The following sections and policies have been identified as being of most importance in relation to this application.

2.7 Section 2.2.2. 6 Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design, and capitalise on these assets to contribute to quality of life and economic success;

2.8 Climate Change Strategy 2013-2020 (Reading Means Business on Climate Change)

2.9 EN1 - Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

2.10 EN3 ENHANCEMENT OF CONSERVATION AREAS The special interest, character and architecture of Conservation Areas will be conserved and enhanced.

Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.

2.10 In addition to these policies the Historic Environment Supplementary Planning Document requires the same tests as set out within the NPPF in terms of the evaluation of the significance of a heritage asset and the consideration of the impact of development on the associated asset.

3 Site Proposals

3.1 The application proposes three key changes in regard to heritage:

- the removal of the blue coloured paintwork on the front elevation
- The replacement of existing timber sash windows with new white UPVC Casement style windows. added replacement of all existing windows on the front and rear elevations, numbering 9 at the front (individually) and 4 at the back windows. Prior to this one timber sash window had already been replaced at the rear (kitchen window).
- The addition of a boiler enclosure to the rear

3.2 All existing windows are timber single glazed units which have not been maintained and are in poor condition, negative visual appearance, rotten frames and insufficient thermal qualities.

3.3 It should be noted that in March 2025, it was necessary to remove some of the existing windows as they were in a considerable state of disrepair and presenting a security and health risk. This was a situation that required immediate response.

3.4 The proposed replacement windows are to be White UPVC casement windows. The new windows will be double glazed for energy efficiency and would be required to be replaced by 2030 to achieve a C rating for the property. All of the properties in the same terrace have replacement UPVC windows; this is the only property in the terrace with the original windows.

3.5 The paint will be removed from the window and doors lintels on the front elevation which are currently painted blue. This will reveal the original buff colour

bricks to the lintels, allowing the polychromatic composition of the facade to be seen.

3.6 The new boiler enclosure will be finished in off white render, and visible only from the rear back garden.

4 Heritage Impacts

4.1 The property is located within the Russel Street / Castle Hill Conservation Area and is not covered by an article 4(2) direction with permitted development rights in place. The scheme therefore has a potential impact upon the heritage asset.

4.2 It is considered that the impact of the proposal will have minimal harm on the long term significance of the character of the Conservation Area, due to no irreversible changes being proposed.

4.3 The renovation of the property will visually improve the street due to repairs and improved upkeep of the conditions to the front elevation and garden area.

4.4 The proposed replacement UPVC windows will support better energy and thermal performance of the house, and their installation will not cause any long term damage or impact to the existing facade and is reversible. The new proposed windows also provide improved operability for future inhabitants encouraging better ventilation practices and reducing condensation and rot for the future.

4.5 Removing the blue paint from the brickwork arches will have a positive impact on the street scene returning the brickwork to show its original polychromatic brickwork.

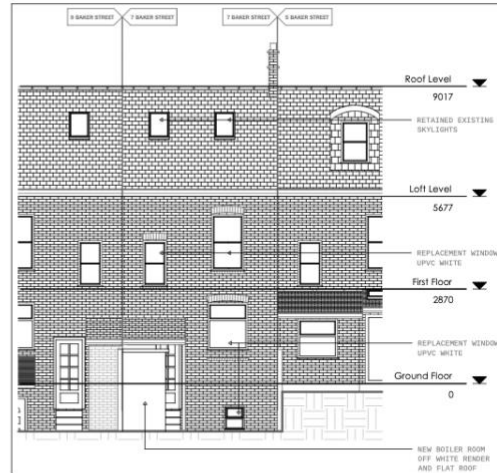
5 Conclusions

4.1 The scheme results in an improved overall presentation of the property within the conservation area. The proposed replacement windows will not cause long term or permanent damage to the front elevation as their installation is reversible. The removal of the blue paint to the brickwork and general improvement of the maintenance of the property will result in the visual enhancement of the heritage asset.

Proposals



REAR ELEVATION EXISTING
AS APPROVED PL/24/1263



REAR ELEVATION PROPOSED
NEW BOILER ROOM AND
REPLACEMENT WINDOWS



fig 2 Front Elevation Prior to works



fig 3 current front elevation - note broken glazing



fig 4- current front elevation

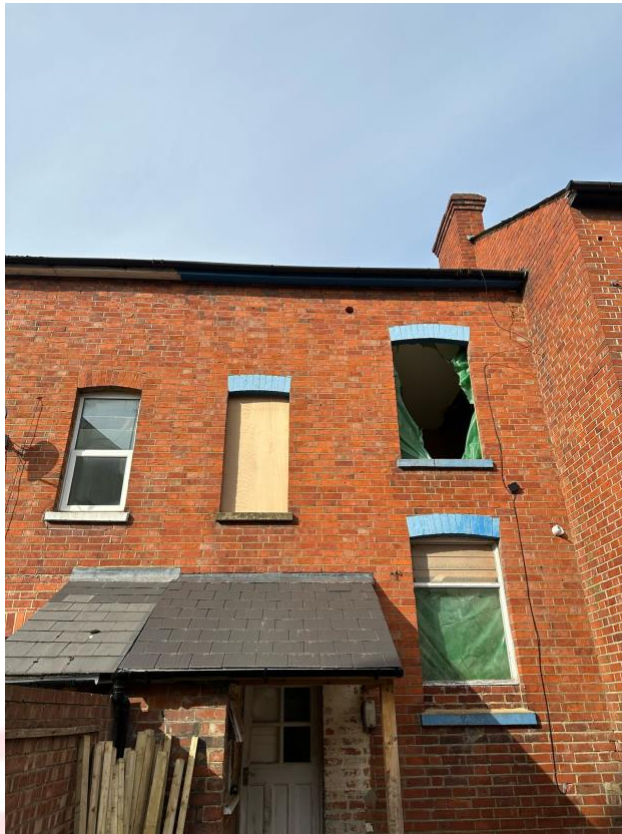


fig 5 Rear Elevation Currently March 2025





fig 6+9 Front Elevation of Terrace example of neighbouring properties



fig 10 Rear Elevation of Terrace example of neighbouring properties



fig 11 Rear Elevation of Terrace example of neighbouring properties



fig 12 Rear Elevation Prior to works