

43 Church Road, Caversham, RG4 7AG

Official listing:

CHURCH ROAD 1. 5128 (North Side) Caversham No 43 (Banksfoot) SU 7074 11/264 22.3.57. II GV 2. Early and mid C18. 2 storeys, right hand part taller with attic. (Colourwashed brick. Old tile roof. Road front - 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.

Listing NGR: SU7097974890



Application:

To replace window

POLICY CONTEXT

NPPF (Revised 2024) The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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 (paragraph 207 .

Annex 2 of the NPPF defines a Heritage Asset as being 'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.' Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.

Draft Reading Borough Local Plan (2017) The Reading Borough Local Plan was issued as a draft in May 2017. The relevant historic environment policy for the proposed development is as follows:

Draft Policy EN1: Protection and Enhancement of the Historic Environment Reading Core Strategy (adopted January 2008 with alteration adopted 2015) The relevant historic environment policy contained within the Reading Core Strategy is as follows:

Policy CS33: Protection and Enhancement of the Historic Environment. Policy CS33 states that: Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced.

This will include: - Listed Buildings; Conservation Areas; Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens. Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

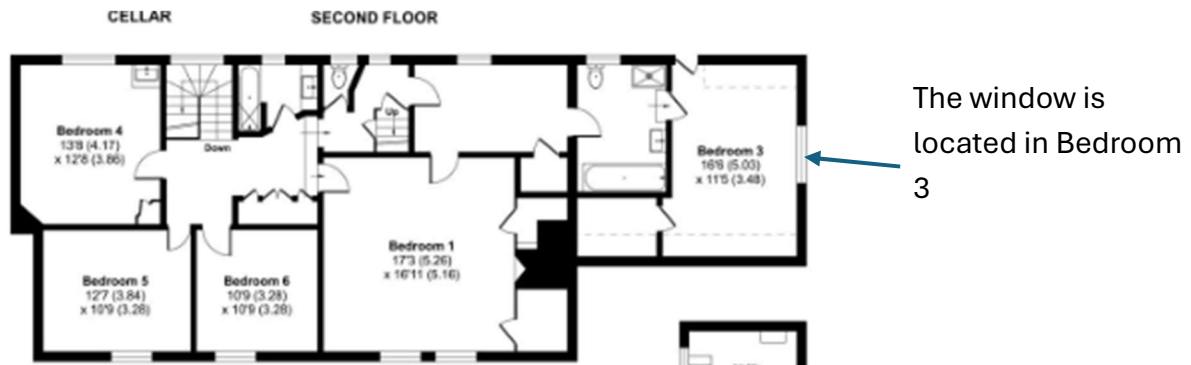
Reading Central Area Action Plan (adopted January 2009) Policies contained within the Reading Central Area Action Plan relate to consideration of impacts on the settings of listed buildings and conservation areas.

The existing application includes our heritage findings, this document aims to provide more detail concerning the impact and therefore would be included as our heritage and access statement.

Description and assessment of significance

Existing Window;

The current window is located to the right of the house in an extension that was built in the 1960's (exact date not known).



The current window is made of soft wood which does not comply with traditional materials for a house of this age. The soft wood frame is rotten and there is deterioration from dry rot in the window sill.



The window is a casement window with a leaded diamond grid pattern. Although this design is typical of Tudor and Victorian architectural styles, this is the only window of this style in this house. The other windows are either wooden sash windows or Crittall windows. As shown in photo of house above.

The extension has a leaking roof, a damp garage below and the window has been made of soft wood which has weathered badly in these conditions. There appears to have been little maintenance to the window inside or outside which has not protected the wood from exposure to moisture.



This external photo shows the deterioration of the frame outside. This is a security issue as can be pushed very little pressure and window would fall through.



This is the bottom left corner of the window, the bottom section is so rotten that there is little wood left. Its hard to show in the photo because opening the window would probably lead to the window falling out completely. This is a security issue and is letting a great deal of cold into the room.



This is the inside sill on the bottom right hand corner, the dry rot has led to significant deterioration.



This is the bottom of the window which is very rotten. If opened the window will fall out completely.

Dry rot is a destructive fungal growth that devours timber, causing significant structural damage, decreased property value and potential health problems if left untreated. Unlike wet rot, which is confined to the immediate source of moisture, dry rot can spread aggressively through non-wood materials like masonry and plaster to find new wood to consume.

We invited a carpenter to repair the window and he said that it was beyond repair and needed to be replaced.

Main issues;

- Security, It would be very easy to take the window out from the outside as the wood is so rotten, it is not connected as it should be.
- The window cannot be used due to deterioration, if opened it is likely to fall out completely.
- The room where the window is located is very cold which will be a problem this winter, meaning the bedroom is unusable
- The window is made of soft wood, it has very little heritage value due to being added in the 1960's
- The window does not match the style of the rest of the house.

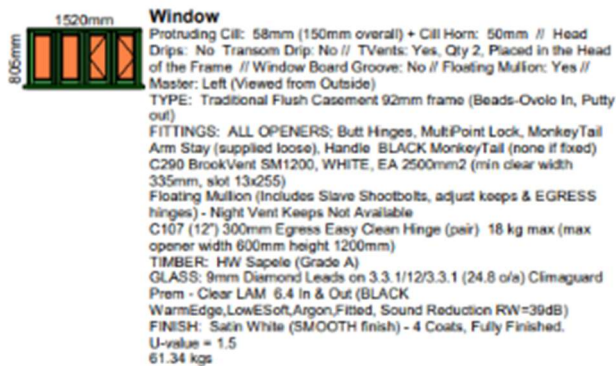
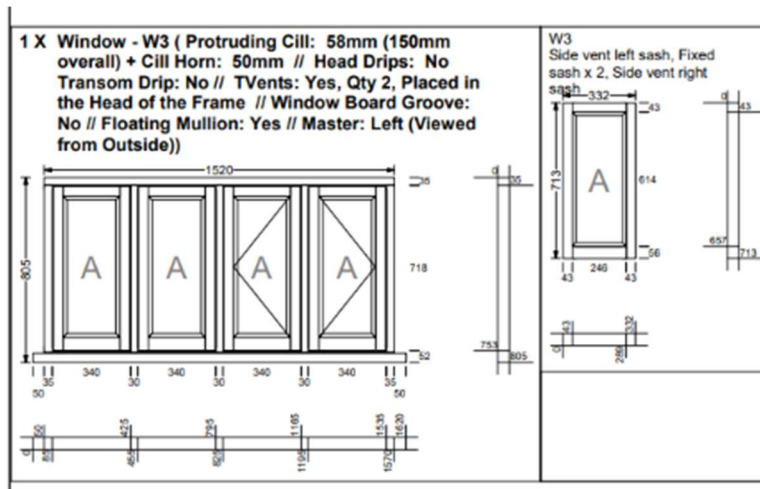
Proposed window replacement;

Adding traditional wooden casement windows to this part of the house would maintain the historical authenticity of the building while also gaining modern performance benefits like energy efficiency and security.

The front of the house presents four beautiful wooden sash windows and four well maintained Crittall windows. This window is at the side of the house and can be seen from the road, as we are in a conservation area, a quality traditional wooden window would add to the building's architectural integrity. The proportions of the window will remain the same in keeping with the original design.

The opening method would remain the same with side casement.

We could keep the window white as it is now or we could paint it in the same green as all the other windows and doors in the house which may create a more cohesive aesthetic. We are happy to take on advice on this and go with either option.



We have had a quote for Traditional Flush Casement frame, please see details above.

When seeking advice from a conservation advisor, this is the window that we were recommended with would add to the heritage aesthetic of the house.

Impact of proposed works on significance

Considering the heritage impact of replacing this window, we have reflected on the appearance and integrity of the building, the heritage status of the building and the implications of affecting the fabric of the building. In the repairs that we propose we feel that the authenticity and historical value of the house will remain the same and the repairs will mean that the structural integrity of the house is preserved.

Our proposed works will have a positive impact on the appearance of the building, rather than a rotten window that has not been made from the correct materials, there will be a well-made traditional window that will be in keeping with the historical aesthetic of the house.

As this part of the house is an extension built in the 1960's, it does not have any impact on the fabric of the house regarding the significance of the heritage and conservation materials.

The conservation area is there to ensure that any changes respect the area's unique character, our proposed repairs will only have a positive impact on the house's character and how it will present within the local area.

The current window means that the house is not protected from severe weather and therefore damage could be caused internally if the window is not replaced.

The current window poses a serious security risk to the house. If people were able to gain access inside, this could put the house at risk of damage. The house currently has many original features such as two large inglenook fireplaces, lime plastered walls, doors and cupboards built in the early 1920's and exposed beams. Damage to these features would have significant impact on the house's fabric and historical integrity.