

HERITAGE STATEMENT

In support of a planning application for the
Replacement of windows

at

9 HERITAGE COURT

Reading

Berkshire

RG1 7RP

Issue: 1

Ref: A25/88

Date: 20 October 2025

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ADVICE



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A HERITAGE STATEMENT

a) Introduction

The application site comprises a four-storey property which is used as private residential (flats) located on the western edge of Reading town centre (located on Castle Hill). It forms part of a former Victorian institutional complex, now converted into residential apartments. The building retains significant architectural features characteristic of the Victorian era, including stone dressings, and traditional timber sash windows.

Flat 9 is situated on the third-floor, and its windows form part of the architectural design and contribute to the character and appearance of the listed building.

The building is Grade II listed (Historic England List Entry No. 1154770).



Existing Front Elevation – View from front car park / Castle Hill



Existing Rear Elevation – View from rear car park

b) Proposal

The proposed works involve replacing the existing timber sash windows with new timber sash units to match the existing in design, material, dimensions and appearance. (3 no. to the front elevation and 1 no. to the rear elevation).

The proposed development is shown on the accompanying drawings, numbered;

- AD/01 rev A Site and Location Plans
- AD/02 rev A Existing Floor Plan and Elevations
- AD/03 rev A Proposed Floor Plan and Elevations

c) Heritage Statement

The significance of the building lies primarily in its architectural and historic value. Architecturally, the building exhibits traditional Victorian design with stone dressings, and sash windows. Historically, it serves as a representation of 19th-century institutional architecture and reflects the period's approach to civic and residential development in Reading. The existing timber sash windows contribute significantly to the building's character and appearance. They reflect traditional construction methods and are important elements of the building's heritage significance.

The application proposes the replacement of the existing timber sash windows with new timber sash windows that are identical in appearance and construction. The new windows will be manufactured from sustainably sourced timber of similar quality to the existing. The design will replicate the existing glazing patterns, sash proportions, joinery profiles, and opening mechanisms. The visual finish of the windows will match the existing, with a painted surface in a colour appropriate to the building's heritage character. The new windows will be double-glazed improving its thermal efficiency without altering the external appearance. The need for replacement arises from the deteriorated condition of the existing windows, which show signs of advanced timber decay, distortion, and mechanical failure, making repair impractical in this instance.

The proposed works are not expected to result in any adverse impact on the special architectural or historic interest of the listed building. As the replacement windows will replicate the existing windows, the overall character and appearance of the building will be preserved. The use of traditional materials and methods ensures that the visual integrity of the façade is maintained. Furthermore, the replacement of failing windows will help prevent water ingress and future deterioration of the surrounding structure, thus safeguarding the building's fabric.

The justification for the proposed works rests on the poor physical condition of the existing windows. In this case, repair is not feasible due to the extent of decay, and replacement is the only viable long-term solution. By replacing the windows on a like-for-like basis, the applicant seeks to preserve the historic appearance of the building while ensuring its ongoing usability and weatherproofing. The works follow the principles set out in national guidance, including the National Planning Policy Framework (NPPF), which supports sensitive interventions that sustain and enhance the significance of heritage assets. The proposed works are proportionate, reversible, and respect the special interest of the listed building.

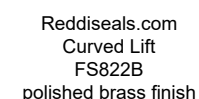
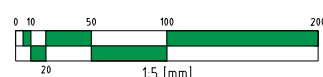
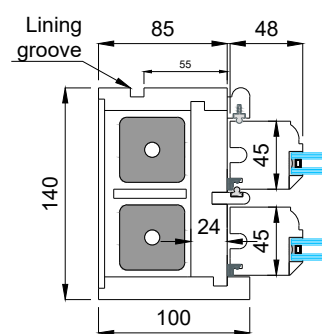
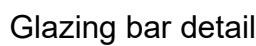
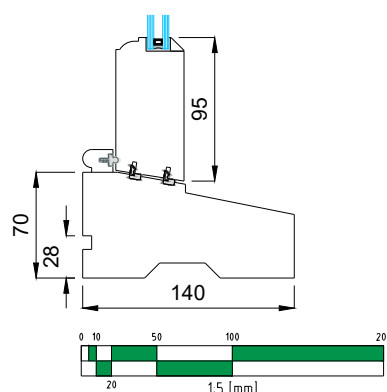
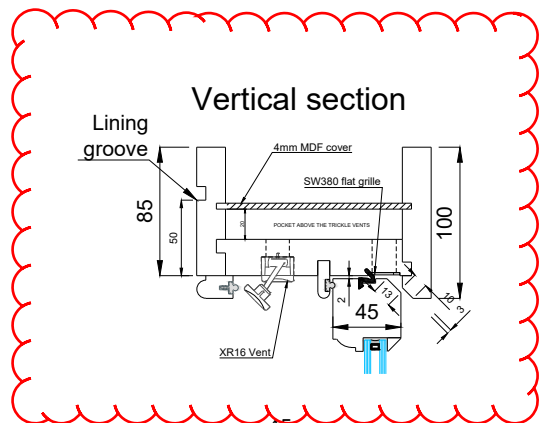
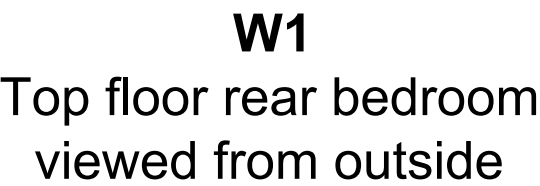
B SUMMARY

The proposed like-for-like replacement of timber sash windows at Flat 9, Heritage Court, Reading, represents a sensitive and necessary intervention to a Grade II listed building. The works are in keeping with the historic and architectural character of the property and have been designed to avoid any harm to its significance. By preserving the external appearance while addressing issues of decay and deterioration, the proposed works will help to maintain the building's heritage value in the long term. Therefore, it is respectfully requested that Planning Permission and Listed Building Consent be granted for the proposed works.

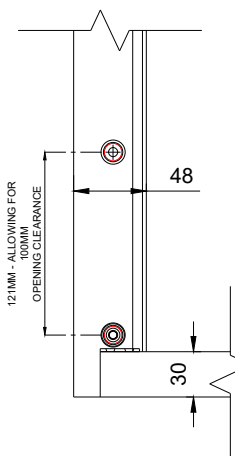
C APPENDIX

Manufacturers proposed sections & details to box sash windows

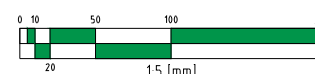
Manufacturers proposed sections & details to box sash windows



1. Windows to be glazed with clear Timbalite 4/6/4 (toughened to bottom row) low-E double glazed units with white spacer bar; **Putty glazed**;
2. All timber to be Softwood Frame/Accoya sashes/Hardwood cill;
3. Window to be fully weather stripped with soft compression seals;
4. Ironmongery - hardware as shown - in polished brass finish;
5. Colour to be:
 - 5.1. **Frame and sashes IN & OUT - to match RAL 9016 Traffic white, 30% sheen**;



opening restrictor
/ horn detail



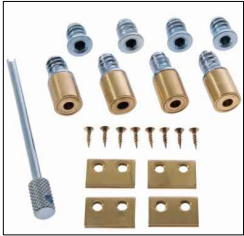
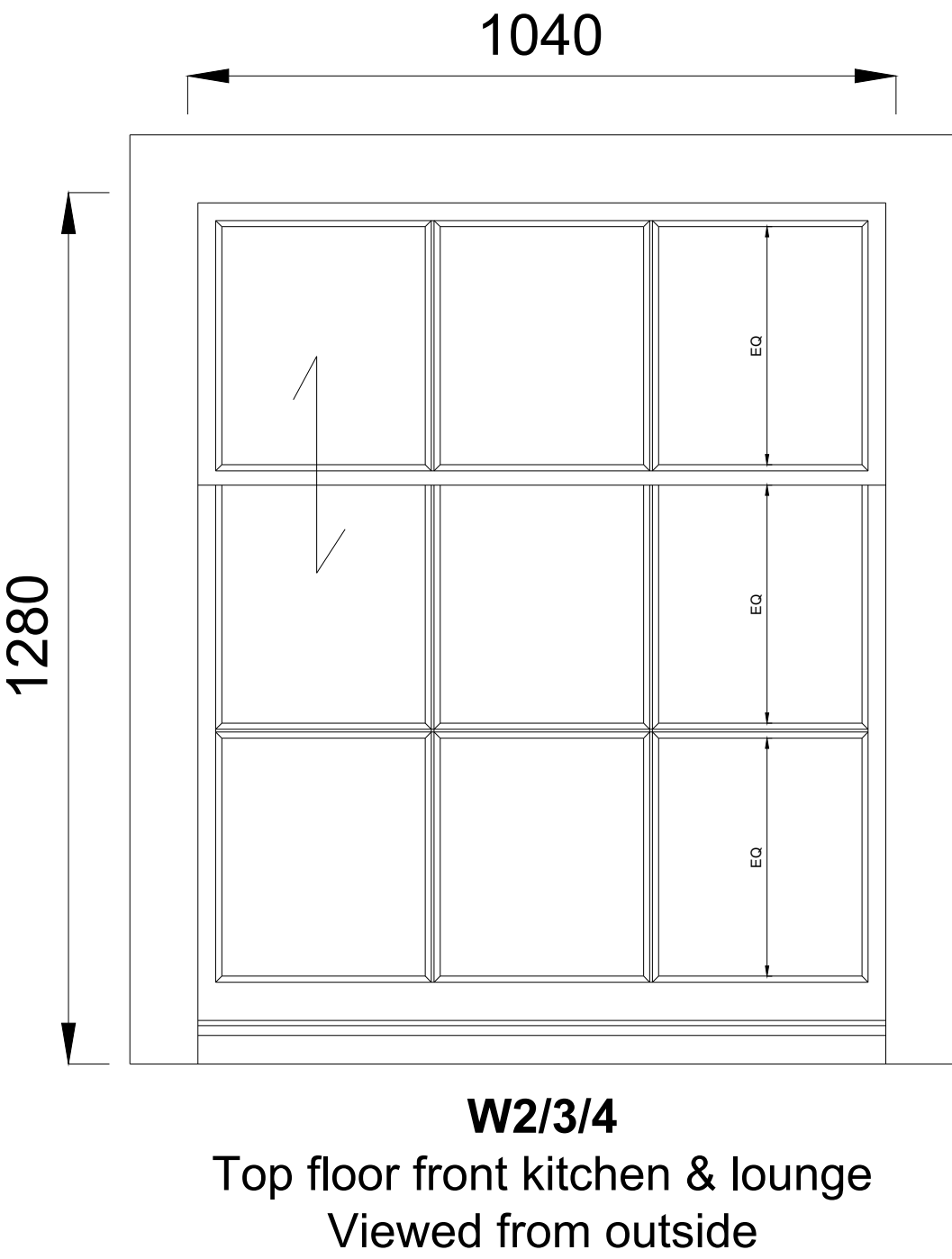
Project Name:

J5916 - Flat 9, Heritage Court
Proposed sections & details to box
sash windows (cords & weights)



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Reddiseals.com
Locking Secure Stop 19mm
SEC010PB
polished brass finish



Reddiseals.com
Standard Wheel Sash Pulley
PUZ012PB
polished brass finish



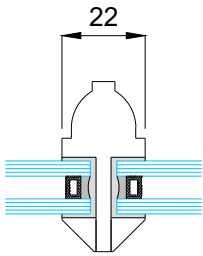
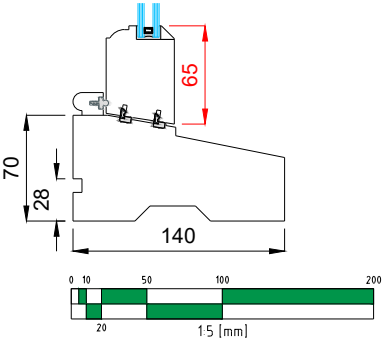
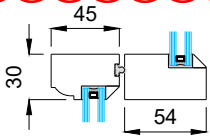
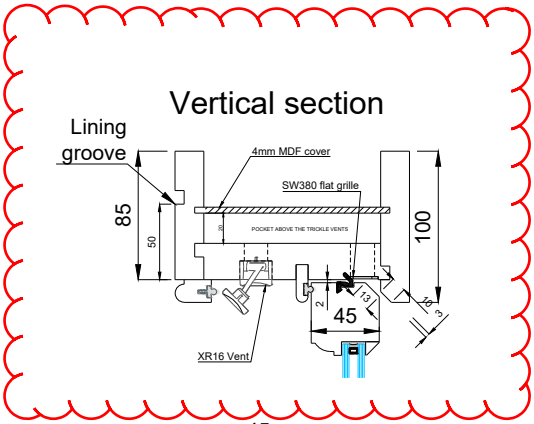
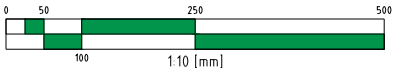
Reddiseals.com
Luxury Forged Narrow Fitch Fastener
CMF1037PB
polished brass finish



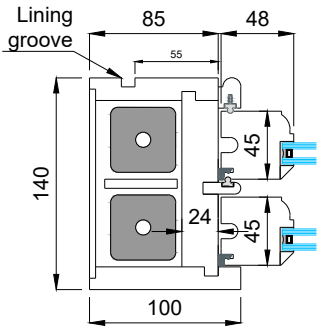
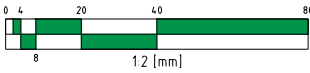
Reddiseals.com
Curved Lift
FS822B
polished brass finish

Note:

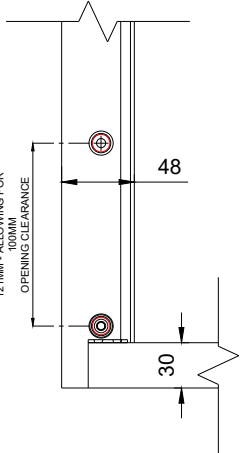
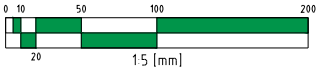
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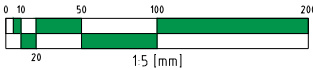
Glazing bar detail



Horizontal section



opening restrictor / horn detail



Scale	ALL@A3	Drawing No.	5916_2
Date	29/09/2025	Rev/Issue	0
Dimension	mm	Drawn by	MT

Project Name:
J5916 - Flat 9, Heritage Court
Proposed sections & details to box
sash windows (cords & weights)



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