

Reference: 25012_6.1_HS_25.12.05

Project: Sash Window Replacement

Site Address: 7 Albion Terrace, London Road, Reading, RG1 5BG

Document Title: Heritage, Design & Access Statement

Date: 05/12/2025

1.0 INTRODUCTION

This heritage, design and access statement is written as a supporting document for a Listed Building Consent application with Reading Borough Council for the replacement of sash windows at 7 Albion Terrace, London Road, Reading, RG1 5BG.

The window replacement proposals are being submitted on behalf of Mr Colin Piggot who is the owner occupier at the property.

This statement is to be read in conjunction with the following drawings:

- Location Plan ref: TQRQM25152074157306
- 25012-PL-01 Existing Front & Rear Elevations
- 25012-PL-02 Proposed Front & Rear Elevations

2.0 SITE LOCATION & CONTEXT

The application site is a second-floor apartment which is located within the western end of Albion Terrace, situated on London Road within the Kendrick Road Conservation Area.

The applicant is requesting permission to replace the existing dilapidated timber framed sash windows which requires listed building consent due to Albion Terrace being a grade II* listed historic residential housing terrace.



Fig.1: Photograph of western end of Albion Terrace viewed from corner of London Road and Sidmouth Street (apartment 7 located on second floor).

Refer to Appendix. 1 for photographs illustrating the condition of the dilapidated timber framed sash windows.

3.0 HERITAGE

Albion Terrace, previously known as Albion Place, is a grade II* building registered on the National Heritage List for England with reference number 1113506.

The building was designed by architect Richard Billing and constructed circa 1825-35 as a residential terrace of twelve townhouses set-back from London Road with carriage sweep access.

The whole terrace has since been comprehensively refurbished and reconfigured as residential flats during the 1990s. The dwelling flat at 7 Albion Terrace which is the subject of this application was created during this reconfiguration.

The terrace has a consistent and symmetrical order and was constructed with three main storeys, along with attic and basement storeys.

An important element of the terrace character are the single glazed timber framed sash windows with glazing bars which have a consistent pattern across the whole terrace.

The existing sash windows at 7 Albion Terrace are not the original windows which due to the age of the building were not installed with sash horns.

4.0 DESIGN & ACCESS

There are no design alterations proposed to the layout or appearance of the building at 7 Albion Terrace.

The existing dilapidated sash windows are to be replaced like-for-like using timber framed sash windows with matching frame and glazing bar pattern.

There are no alterations to access proposed at 7 Albion Terrace.

5.0 CONCLUSION

We consider that listed building consent should be granted for the proposed sash window replacement at 7 Albion Terrace on the basis that the works present no harm to the special character of the terrace and will contribute to providing better protection to the building fabric and comfort to the occupants.

APPENDIX 1: PHOTOGRAPHS OF EXISTING DILAPIDATED WINDOWS CONDITION



Fig.2: Rot to top sash lower rail

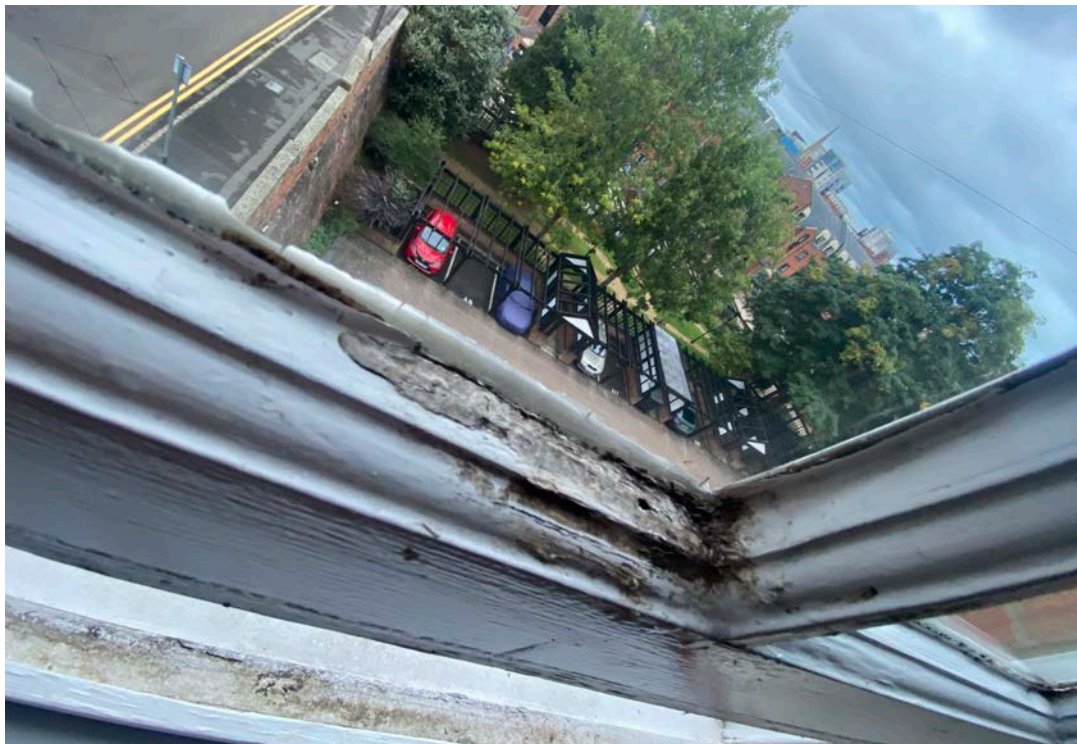


Fig.3: Rot to lower sash bottom rail

APPENDIX 1: PHOTOGRAPHS OF EXISTING DILAPIDATED WINDOWS CONDITION



Fig.4: Rot to top sash lower rail



Fig.5: Rot to lower sash lower rail at glazing bar junction

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Fig.6: Rot to lower sash glazing bar junction



Fig.7: Rot to upper sash glazing bar junction with lower rail