

**HERITAGE STATEMENT FOR
PLANNING APPLICATION NO. 173321
GIRDLETS, BASINGSTOKE ROAD, SWALLOWFIELD, READING RG7 1PT**

The application is for the replacement of 11 windows. The windows in question are made of softwood and are deteriorating badly. Some need to be replaced now and the others will need replacement in any event in the next couple of years. The application is to replace them with identical, bespoke windows. The only differences between the new windows and the existing are that (i) the new will be made of oak instead of softwood and (ii) like the rest of the house, they will be essentially untreated (lightly oiled) rather than painted white.

The chronology as best we can tell is:

1. Old part of house (marked A on attached plan) was built in 16th/17th C
2. Newer part of house (marked B) was added in first half of 20th C
3. At the time part B was added, all windows were replaced but with three different types of window:
 - All of part A and façade B1 had unpainted oak windows with metal inserts
 - Facades B2 had painted softwood with metal inserts
 - Façade B3 had painted softwood without metal inserts
4. In 2017, pursuant to planning permission for application no. 171163, facades B2 were replaced by unpainted oak windows with pre-existing metal inserts

The current application will bring the windows on façade B3 into line with the rest of the house.

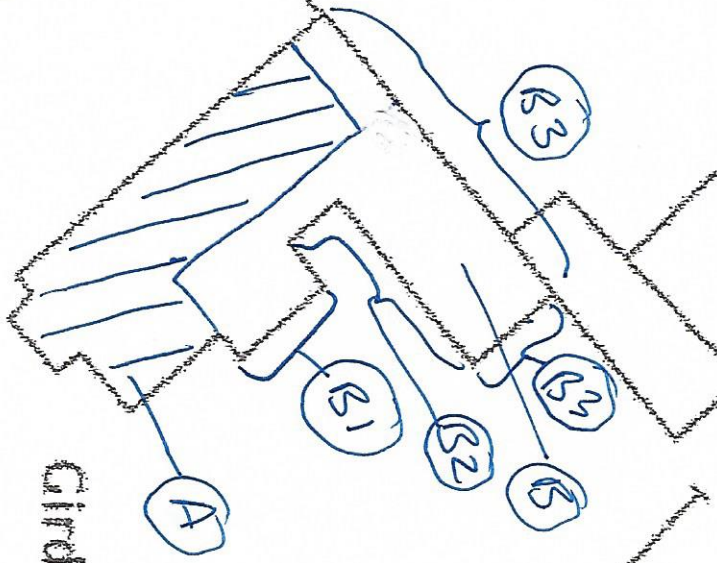
In terms of impact on the setting and neighbourhood:

- A. Although not being undertaken for aesthetic reasons, the replacement of the windows with unpainted oak will in fact enhance the appearance of the house.
- B. It will not affect neighbouring properties because there is only one neighbouring property (Orchards Paddock - not Listed) which is screened from this façade B3 by trees, not in the same line of sight and in any event does not have a character that is affected by Girdlers.

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Cirdlers