

3 & 4 Market Place, Wokingham
RG40 1AL

Replacement of Existing Sash Casements
For the Englefield Estate



Design & Access Statement
incorporating
Historic Impact Assessment

December 2025

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1.0 Introduction.

This design and access statement incorporating an Historic Impact Assessment has been prepared to accompany an application for Listed Building Consent for the replacement of the vertical sliding, timber sash casements to the existing windows at numbers 3 & 4 Market Place in Wokingham. The structural openings shall remain unaltered and the proposal does not include replacement of the sash boxes or window frames. It is proposed that these are overhauled, serviced and repaired as necessary.

2.0 The Site

Numbers 3 & 4 Market Place are grade 2 listed buildings to the North West side of the Market Place in Wokingham town centre. They date from the late 18th century and were possibly part of a longer terrace of town houses consisting of numbers 1 to 4. The heritage listing is included here for ease of reference;

List Entry Number:1118020.

“Town house, now shops and offices; possibly formerly formed a terrace with Nos. 1 and 2 Broad Street, listed separately. Late C18, altered mid C20. No.3 is brick, No.4 painted render; old tile hipped roof. Rectangular plan. 3 storeys, cellar under No.4. Chimney to left behind ridge. 2 bay front. Sash windows with glazing bars, those to No.4 wider than No.3 which has a segmental brick arch over first floor window. C20 shop fronts on ground floor of no special interest.”

It is worth noting that this listing contains an error in that No.4 is also brick faced and not painted render, as stated.

3.0 Historic Significance.

The historic significance of numbers 3 & 4 is primarily in relation to their context within the street scene and contribution to the historic centre of Wokingham - particularly the scale and proportion of the front facades which, together with the roof-form, contributes to an attractive, overall street composition.

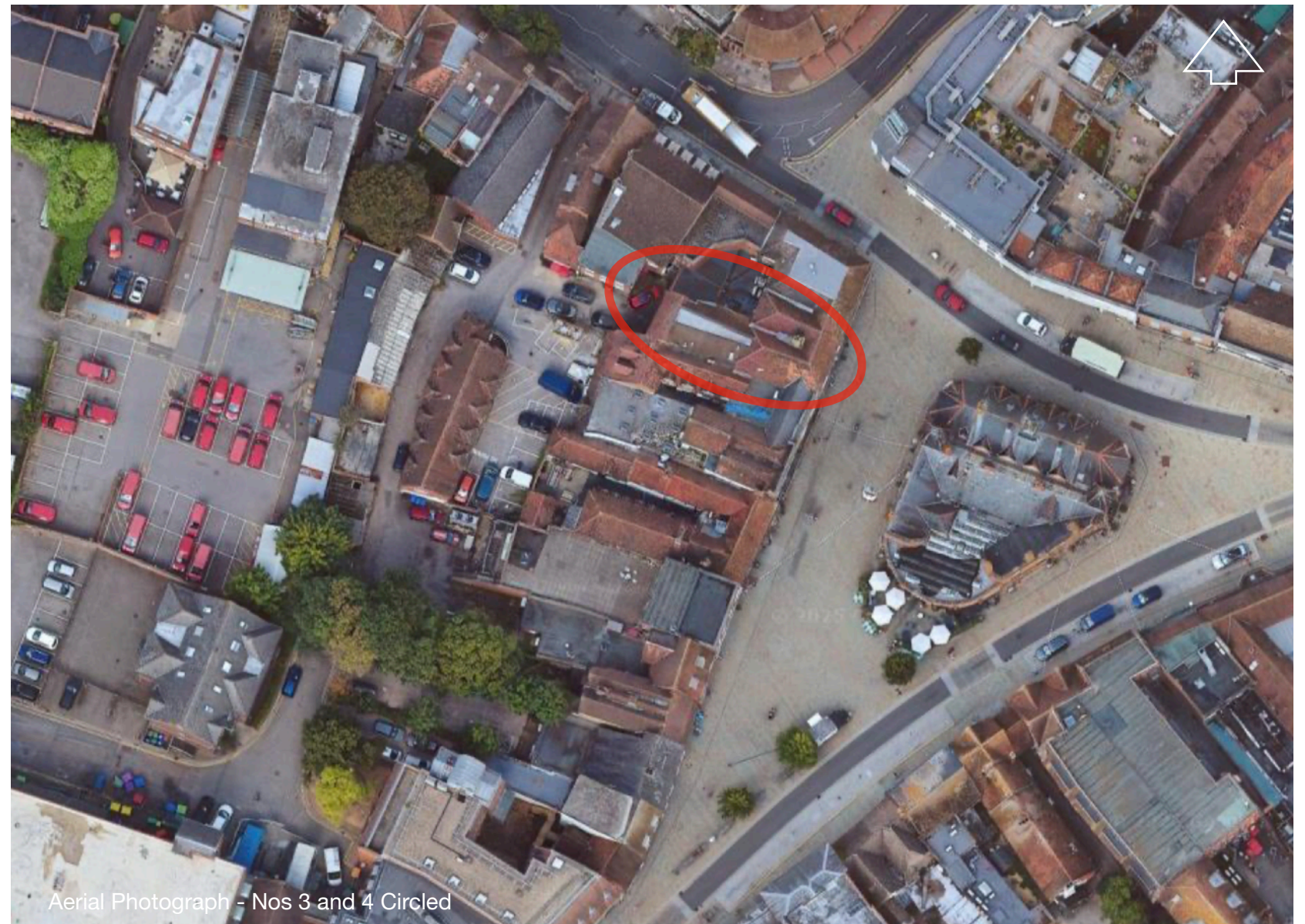
Internally, the buildings have, sadly, lost much of the original plan-form (presumably cellular), having been converted to office accommodation and extended in the past. The rear of the buildings have no historic interest having been extended and extensively modified without any regard for conservation. They face an enclosed service yard, shared with neighbouring properties now used for car parking. The ground floor consists of contemporary shop fronts which have removed all but essential structure.

The 4 sash windows to the first and second floors of the front facade are each of varying sizes and proportions. However, their inconsistency does not detract from the configuration or sense of overall unity of composition. The proportions of the timber elements (frames and glazing bars) are delicate and typical of sash casements of this period (late C18).

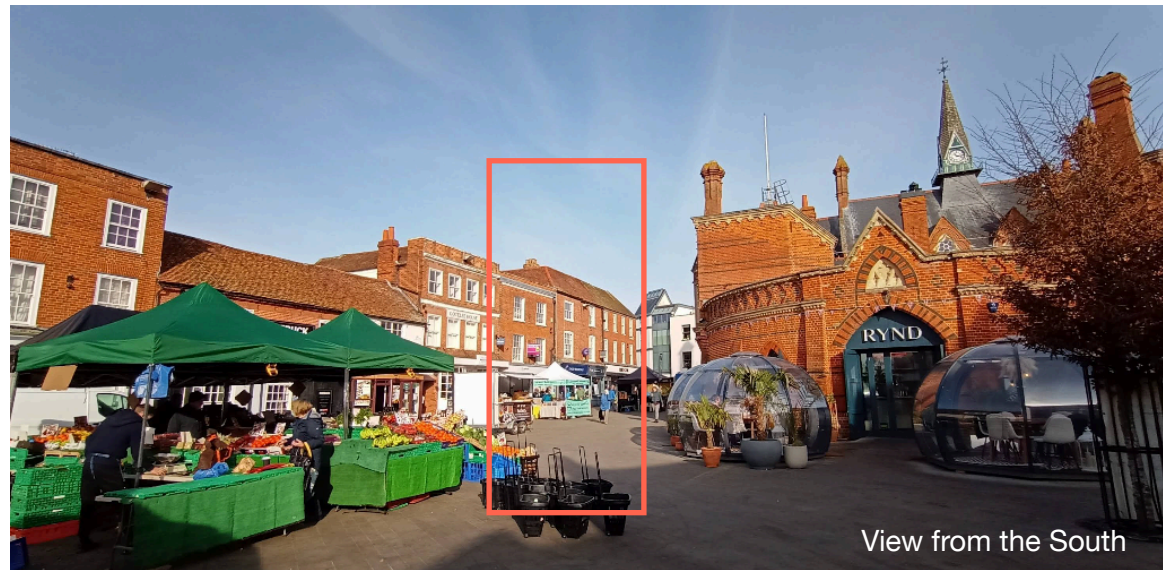
It is important that any replacement of these historic elements retain this delicacy.



View from the South



Aerial Photograph - Nos 3 and 4 Circled



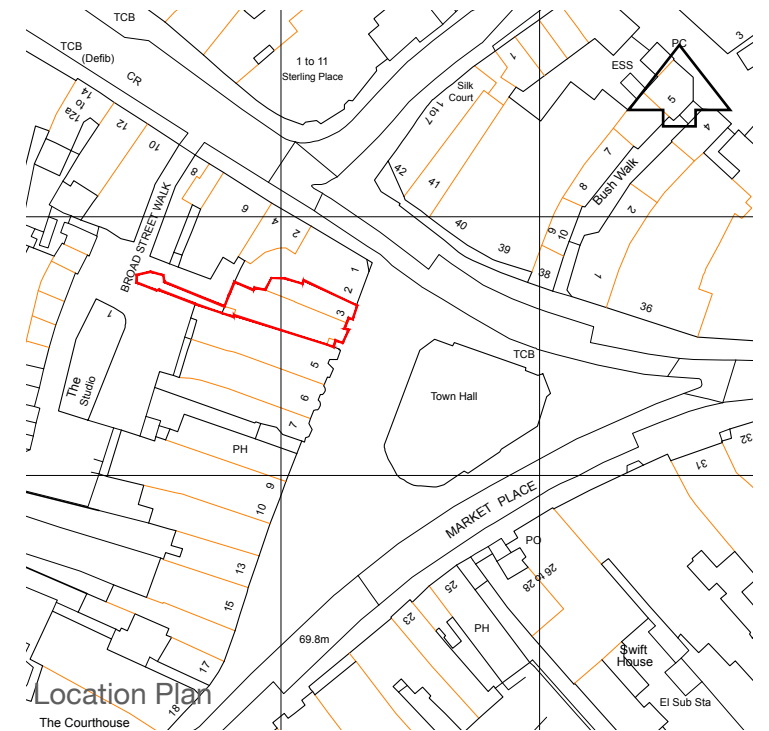
View from the South

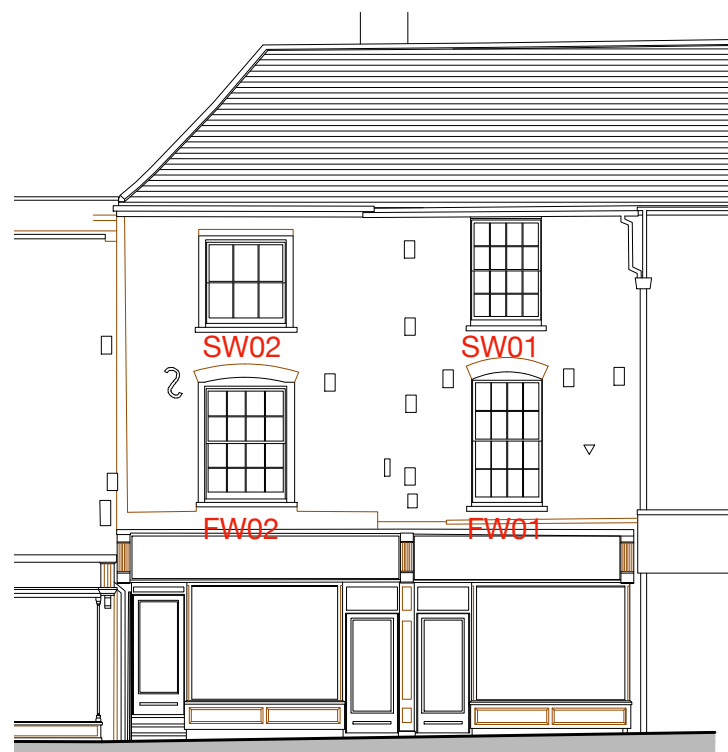


View from the North East

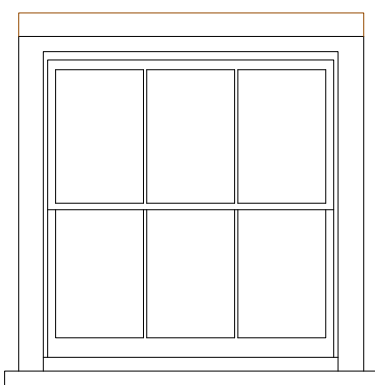


View from the North East

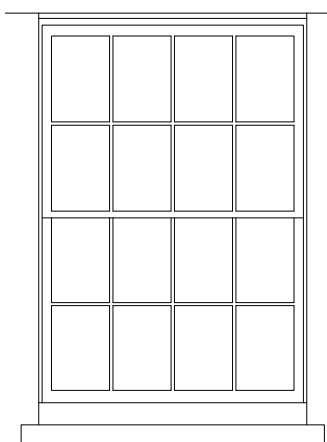




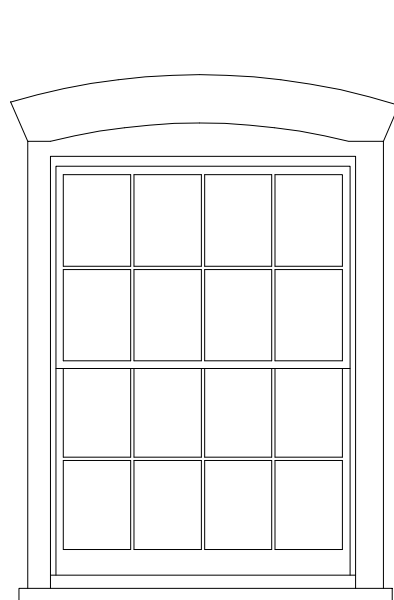
Front Elevation



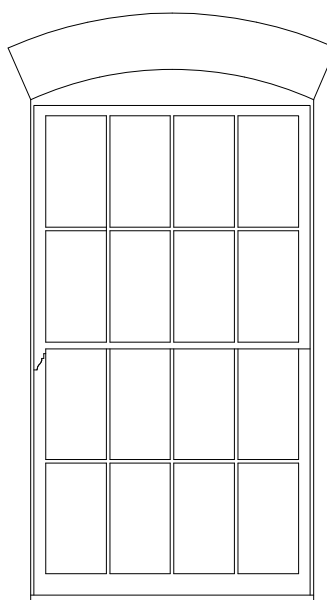
SW 02



SW 01



FW 02



FW 01



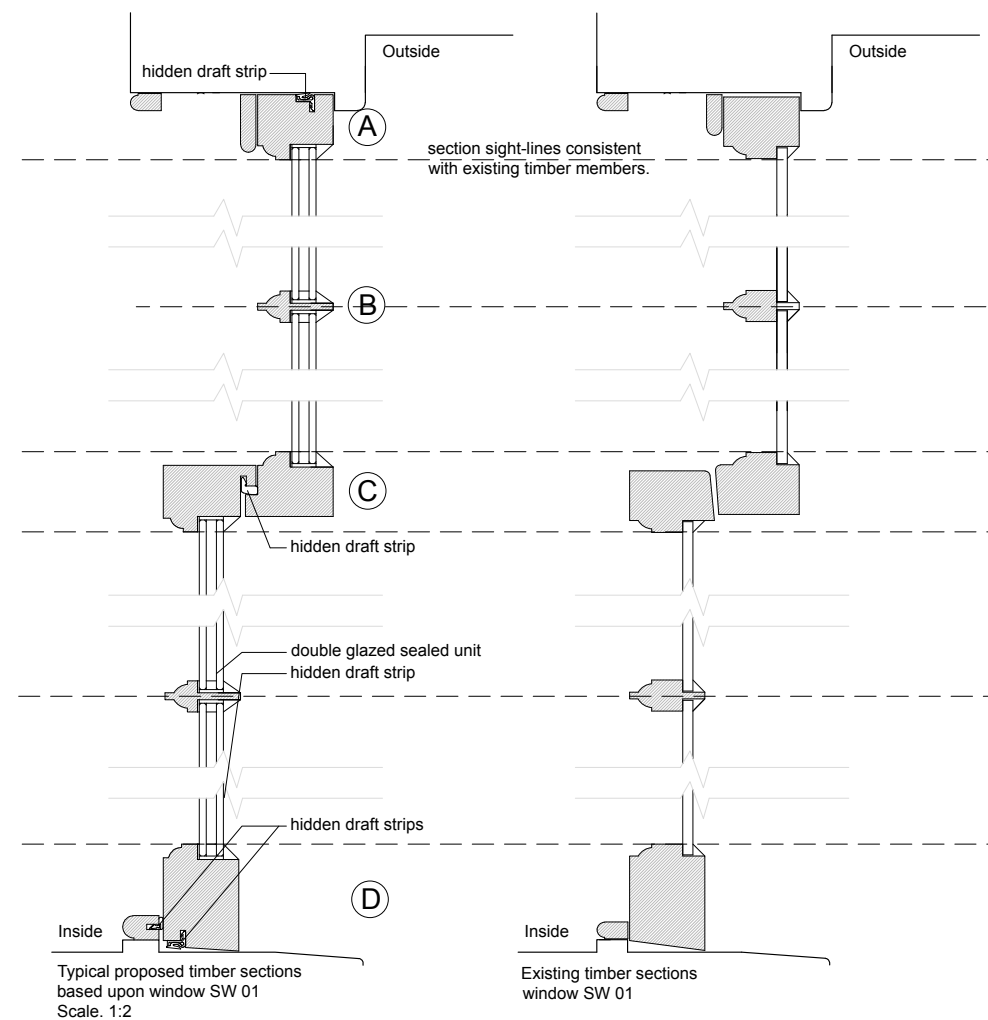
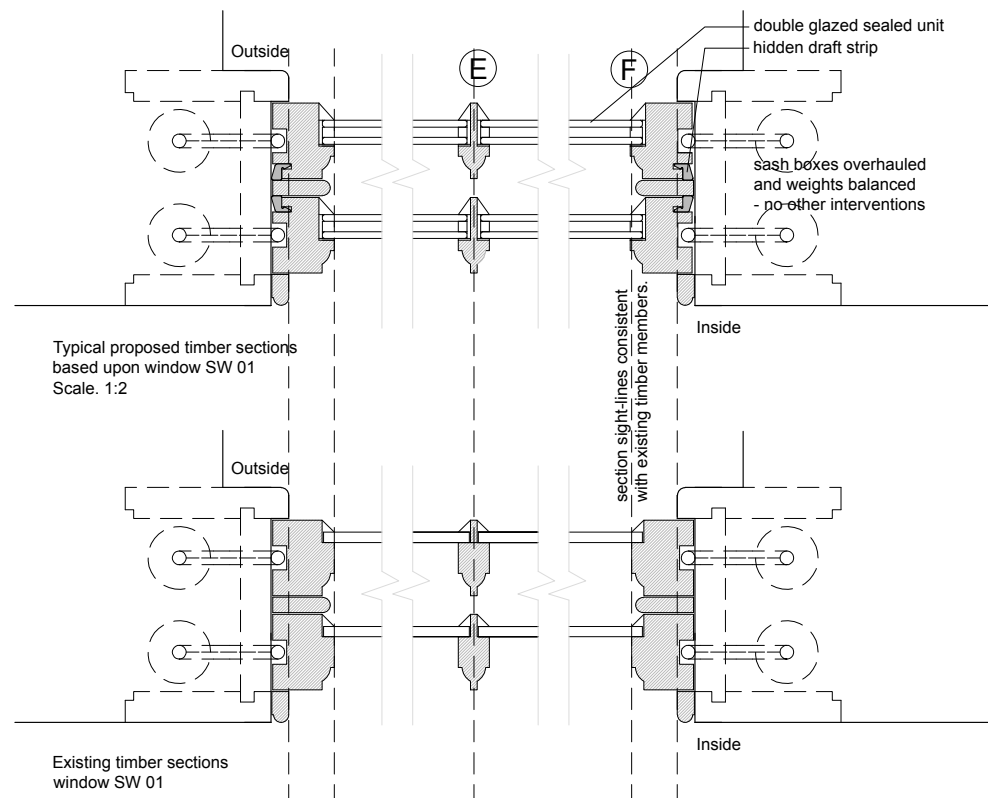
4.0 Proposals.

The proposals consist of the following;

1. Replace the existing 4 vertical sliding sash casements to the original windows on the first and second floors with new hardwood units incorporating double glazed sealed units with hidden draft seals to the frames and horizontal meeting styles.
2. The new casements shall be constructed from premium-grade hardwood with a microporous (breathable) paint finish. The existing proportions and delicate, narrow sight-lines to the frames and glazing bars shall be replicated. The intention is to create facsimiles of the original historic casements, reproducing the mouldings albeit with improved thermal performance.
3. It is not proposed to replace the original sash boxes and frames. These can be overhauled effectively, with new sash cords and the weights rebalanced. The original parting beads shall be refurbished with the exception of the cill bead which shall be replaced with a new timber component (incorporating a captive draft seal) the size and profile remaining similar to the original.
4. It is evident that the original casements have been redecorated and repaired many times in the past. In some areas the moulding profile has been lost - presumably as part of careless repair.
5. Although capable of being redecorated again, the casements are no longer a good fit within their frames. Although this could be partly remedied by the introduction of proprietary (remedial) draft-striping, this is unsympathetic and would spoil the delicacy of the frames.
6. The existing frames are not in sufficiently good order to allow machining of rebated recesses to enable fitting of new hidden and captive draft stripping. The alternative is to replicate the existing timber profiles and incorporate these elements along with doubled glazed sealed units.

Images

- A. Window FW01: Part of moulding profile to the glazing bars has been lost - presumably caused by damage when raising the lower sash.
- B. Window FW02: Moulding profile to the glazing bars has been lost to the internal face. Now a simple squared-off section - presumably as part of a repair or, potentially, previous replacement.
- C. Window FW02: Moulding profile to the sash casement frame has been lost. (The broken sash cord can be simply renewed / replaced).
- D. Window SW01: Moulding profile to lower casement cill has been lost.



5.0 Design & Layout.

The design of the various elements seek to disturb the existing layout as little as possible with minimum intervention to the historic fabric; The replacement windows shall match the appearance, opening arrangements and frame proportions of the existing units.

6.0 Access.

The proposals shall not effect access - the proposals being concerned only with replacement of the vertical, sliding sash casements of the building envelope.

7.0 Landscaping.

There are no proposals to alter the existing landscaping / streetscape or topography.

8.0 Conclusion.

The Englefield Estate maintain their property portfolio to a high standard of repair. In conjunction with this goal, they aspire to improve the thermal performance of their building stock, aligning with their credentials of carbon neutrality.

Historic buildings present particular challenges when it comes to upgrading thermal performance. Sensitivity is required with intervention work and fabric-repairs. The proposals contained within this application seek to restore building fabric without compromising the original heritage asset in either appearance or quality. Where historic fabric is to be replaced, the substitutions are proposed to replicate the appearance, material, finish and proportions of the original.

Documentation consulted in preparation for this application.

- 1. Conservation Principles, Policies and Guidance.** English Heritage, 2008. Goals for management of the historic environment.
- 2. The Setting of Heritage Assets.** English Heritage, 2011. Guidelines on changes within the setting of a listed building and how these can affect the significance of the asset itself.
- 3. Seeing the History in the Views.** English Heritage, 2011. Considers the significance of heritage asset grouping - long and short distance views.

Drawings in support of this application.

2506 / PL 001. Location, Block Plan, Floor & Roof Plans + Elevations

2506 / PL 002. Existing Window Schedule ~ Elevations

2506 / PL 003. Proposed Window Schedule ~ Elevations and Details.