

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	241912
Address:	The Greyhound Inn, High Street, Wargrave, RG10 8BU.		
Proposal:	Full application for the proposed replacement of specified windows with timber framed double glazing.		
Heritage Asset:	The Greyhound Inn – heritage asset of non-designated status. 2 & 3 Dairy Court - heritage asset of non-designated status, evidentially from architectural form appears originally to be part of the Greyhound Inn Wargrave Conservation Area. Listed building along with Conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council’s Local Plan policies.		
Site Visit Made:	Previously		

Summary Of Recommendations

No objection subject to clarification being given by the applicant as to the works being applied are to include exterior doors and that both the windows and doors are to be constructed in timber.

Comments On Proposal

The Greyhound Inn is believed to be to of late 19th century date, is non-designated heritage asset exhibiting architecturally attractive exterior, with the building being considered to positively contributes to the Wargrave Conservation Area where it occupies a prominent corner location on the central cross-roads, where on the south side of the junction are Wargrave Manor and the Bull, both of which are listed.

In July 2023, under 223795, planning permission was given for a change of use along with alterations to the property for it to be used for a flexible use within Classes E, C1 and sui generis (drinking establishment). Whilst the approved elevations under that permission included new windows to the single storey range along School Lane, the approved plans aside from the replacement of obscure glass to the two main ground floor windows to the High Street, for clear glaze, there was otherwise no intention shown for the other windows to the property and the exterior doors were to be replaced.

This application is made following on from the refusal earlier this year under application 240805 for the replacement of the existing windows and exterior door for double glazed one of a uPVC construction due to use of this modern material

not in traditional or keeping with the traditional form of the ones to be replaced.

From a heritage stance it is somewhat disappointing to see there that the intention is to replace the existing window, especially those ground floor frontage ones to the former public house that appear to be historic and would appear to be in reasonable condition. That said given the now proposed windows are to be of timber construction and of a like to like appearance to the originals, albeit with the addition of standard double glazing units. As such, whilst it would from a heritage stance been consider preferable for the original historic windows to be kept and repaired if required, the windows proposed are ae otherwise considered to be acceptable and on balance have a neutral visual impact to the building itself and to the conservation area it lies within. With respect to proposed colour for the new window frames (Card Room Green) from a heritage stance there is no objection to that colour finish.

There is however a degree of confusion in the submitted documents for this application as to what is actually being proposed and these areas of confusion need to be clarified prior to determining the application:

- The application form only to the 'replacement of specified windows with timber framed double glazing' and in the material section only refers to the existing windows and the proposed being in timber.
- The covering letter/Design and Access Heritage Statement refers to replacement of both the windows and (exterior) doors.
- The Window Schedule drawings buy Input Joinery along with the windows being replaced, also includes a number of exterior doors to.
- The proposed plans and elevations drawing, produced by Mayfield Boyd, likewise provide designs for the replacement windows along with the exterior doors. These drawing however have annotation to them stating that the windows would be in uPVC (and likewise the doo, which would have an embossed woodgrain patination). Furthermore, it is noted that a number of the window frame cross-section clearly depict uPVC frame designs, whilst other cross-section are show in a solid form expected for that of a timber frame construction.

In terms of the exterior doors if these are being replaced then the expectation would e the same as with the replacement windows in that they would be expected to be constructed in timber (i.e., not in uPVC or composite) and that the replacement of the exterior doors be included in the description of the works being applied for, under this application.

Conditions

N/A

Date:	17/09/2024	Signed:	Keith Frost Built Heritage Officer
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