

Your Ref:

Our Ref:

CRP/bb/2467

2, Ruscombe Road, Twyford, Wokingham, RG10 9JS
Proposed replacement of windows and doors to the main dwelling
Approval of details reserved by a condition (discharge)

The Property

Lime Trees is a detached dwelling house on the south-east side of Ruscombe Road (**Photograph 1**). This property was first listed as a Grade II building in May 1984 and is listed under the Planning (Listed Buildings and Conservations Areas) Act 1990 as amended for its special architectural and historic interest. Planning permission (application No. 242661) and listed building consent (application No. 242662) was approved for the proposed replacement of all windows and doors to the main dwelling and annexe. The planning was approved with a condition related to joinery details requiring formal approval prior to commencement of the works. This condition was listed on both the planning consent and listed building consent.



Photograph 1 – Front elevation as viewed from the driveway

The Conditions

The condition requiring formal approval as written: -

3. *Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:*

The Conditions Cont.

- *1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-section.*
- *The window and exterior door drawings shall be cross-referenced to an annotated elevation plans that identify the location of the windows /doors.*
- *Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.*
- *Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.*
- *Material for new windows frames and doors to be stated.*
- *External finishes to be stated.*

Discharge of Conditions – 3. Joinery Details

The works are to be completed by a specialist company, which advocates making traditional timber, double glazed sashes, which are fitted into the original frame, which they fully restore. The process involves carefully removing strategic parts of the existing frame in situ. Their own manufactured timber components are installed within the existing window frame, made from a mixture of hardwood and Accoya rot resistant timber. New rot resistant timber double glazed sashes are hung by waxed cotton sash cord over premium metal wheel pulleys, with lead counterbalance weights. On completion the windows and doors aim to match the existing as much as possible. The doors are the same thickness as the original with the door glazing matching the window joinery details contained herein.

Ultimately the new windows and doors are indistinguishable from the original frames. This specialist company protect all aspects of the original frame. The box frames, sills and door frames, including the thresholds are therefore maintained with only the window casement units and the exterior doors being replaced. Details for the door frames and thresholds are therefore not provided as these remain in situ. The timber is painted to ‘match the existing’ with painted and unpainted views shown in **Photograph 2**.



Photograph 2 – A collage of the proposed glazing bars to the new windows with painted and unpainted views

Discharge of Conditions Cont.

The following documents are attached to support the application: -

- 1) **2367/SK.1** shows a 1:10 drawing of the new windows to the main dwelling together with a detailed cross section **2467/SK.2**.
- 2) This proposal involves the replacement of the windows and doors as detailed in the table below and annotated on elevation drawings **2467/01 to 2467/03**.

Drawing reference	Window/ door No:	Description
<u>Main Dwelling</u>		
2467/01	GW.1	Ground-floor, front elevation
2467/01	GW.2	Ground-floor, front elevation
2467/01	GW.3	Ground-floor, front elevation
2467/01	GW.4	Ground-floor, rear elevation
2467/01	GW.5	Ground-floor, rear elevation
2467/02	GW.6	Ground-floor, side elevation
2467/02	GW.7	Ground-floor, side elevation
2467/01	FW.1	First-floor, front elevation
2467/01	FW.2	First-floor, front elevation
2467/01	FW.3	First-floor, front elevation
2467/01	FW.4	First-floor, rear elevation
2467/01	FW.5	First-floor, rear elevation
2467/01	FW.6	First-floor, rear elevation
2467/01	FW.7	First-floor, rear elevation
2467/02	FW.8	Frist-floor, side elevation
2467/01	GD.1	Ground-floor, rear elevation French doors
<u>Annexe</u>		
2467/03	GW.8	Side elevation
2467/03	GW.9	Side elevation
2467/03	GW.10	Front elevation
2467/03	GW.11	Front elevation
2467/03	GW.12	Front elevation
2467/03	GW.13	Front elevation
2467/03	GW.14	Rear elevation
2467/03	GW.15	Rear elevation
2467/03	GW.16	Rear elevation
2467/03	GW.17	Rear elevation
2467/03	GD.2	Side elevation door, replaced to match main dwelling

**'W' refers to window and 'D' to door. Unless specified, all replacements are to match material, colour and style of existing. Double glazing to replace single-glazed units.*

Discharge of Conditions Cont.

- 3) **2467/SK.3** shows the profile drawings at a 1:1 scale with further profile detailing shown in **2467/SK.4**.

This application seeks the conditions related to the joinery details for the replacement windows and doors to be formally approved so that works can commence on site. The new casement windows and doors will be a near identical replacement to the existing with an acceptable level of variance due to the slim glazing profile bars used and the slim profile double glazing as detailed here.

Wallace Bacon Consultants, April 2025