

Your Ref:

Our Ref:  
CRP/bb/2467

**Lime Trees, 2 Ruscombe Road, Twyford, RG10 9JS**

**Replacement of all windows to existing dwelling and annexe - HERITAGE STATEMENT**

**Introduction**

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. Lime Trees also falls within the Twyford Conservation area and therefore subject to Article 4 directives to protect the overall design and style. This conservation area was first designated in 1977 with some revisions later in 1996 with special efforts made to retain the unique character of these areas and the buildings within them. Lime Trees sits next to the main road with a large shingle driveway. The view of the property from the street is obscured by the hedgerow and brick wall, which forms the main boundary line treatment.



*Photograph 1- Front elevation as viewed from the driveway*

## **Property Description**

The two-storey house and cellar were constructed in the early 19<sup>th</sup> century of brick and timber with lime mortar, wooden window frames and a hipped, slate roof. There are three prominent chimneys to the property, sash windows with glazing bars in architrave surrounds on the first floor with similar windows situated on the ground floor. The 6-panelled door in the centre bay sits under a wood lattice porch with a concave lead roof. The interior is modern and does not reflect the exterior, which has been preserved through its listing in the 1980s.

## **Phases of Development**

After its original construction there have been a number of internal alterations, including a two-storey side extension and two separate single-storey extensions to the side and rear of the property.

The phases of construction related to the main dwelling are detailed below: -

### **Phase 1 – Construction of two-storey side extension with internal alterations**

Phase 1 is a two-storey side extension to the left-hand side of the original property. This was probably constructed in the mid-late 19<sup>th</sup> century as the general size of windows grew at this time to accommodate balconies or French windows and it became fashionable to have arches. The two windows on the rear elevation are both much larger than the others and have arched packers, which create a curve head effect, not found on the original property. To the front elevation a single window is also present, matching the existing, but clearly placed reflecting the new internal layout. Within the property, there is a step down into this newer phase of construction. This space created a large drawing room with a significant fireplace on the ground floor and large master bedroom on the first floor. This extension is shown partly in **Photograph 2**.



*Photograph 2 – Rear elevation showing the two-storey side extension to the original dwelling*

### **Phase 2 – Construction of a single-storey rear extension**

Phase 2 is a single-storey rear extension allowing for the expansion of the kitchen area. This was completed prior to the current owner's occupation, likely post second world war when flat roofs were widely adopted in the UK as a cheaper alternative to traditional pitched roofs. Following the style of the original house, there is a large sash window providing additional light into the kitchen area. This is shown in **Photograph 3**.



*Photograph 3 – Rear elevation showing the single-storey extension to the original dwelling*

### **Phase 3 – Construction of single-storey side extension**

This phase involved the construction of a single-storey side extension in 2007 to form a playroom, which is now the dining room under application FP/2006/7464. Subsequent planning applications approved in March 2014 (application numbers 130831 and 131886) with submission of extra details following the conditions set approved in December 2014 (application No. 141413) for the conversion of the barn have not been implemented.

### **Phase 4 – Removal of chimney breast at ground-floor level**

This phase involved the removal of the chimney breast at ground-floor level. The chimney breast had been constructed in the original house to provide a fireplace for the two rooms upstairs before this was altered in the second phase of construction to accommodate the large master bedroom and its access. The chimney had not been functional since this alteration in the mid-late 19<sup>th</sup> century and was therefore removed following planning approval in June 2019 (application No. 191189).

## **The Proposed Works**

It is typical in conservation areas, as well as Listed buildings, that consideration of the original windows and doors should be made and repaired where possible. When this is not possible, they should be replaced with new ones to match the originals in terms of material used and the details of their design.

This proposal seeks to replace a number of windows and two doors as shown on **2467/01 to 2467/06** to the main dwelling and the annexe building. A detailed list and drawing references can be found in the table below:-

| Drawing reference           | Window/ door No: | Description                                          |
|-----------------------------|------------------|------------------------------------------------------|
| <b><u>Main Dwelling</u></b> |                  |                                                      |
| 2467/03                     | GW.1             | Ground-floor, front elevation                        |
| 2467/03                     | GW.2             | Ground-floor, front elevation                        |
| 2467/03                     | GW.3             | Ground-floor, front elevation                        |
| 2467/03                     | GW.4             | Ground-floor, rear elevation                         |
| 2467/03                     | GW.5             | Ground-floor, rear elevation                         |
| 2467/04                     | GW.6             | Ground-floor, side elevation                         |
| 2467/04                     | GW.7             | Ground-floor, side elevation                         |
|                             |                  |                                                      |
| 2467/03                     | FW.1             | First-floor, front elevation                         |
| 2467/03                     | FW.2             | First-floor, front elevation                         |
| 2467/03                     | FW.3             | First-floor, front elevation                         |
| 2467/03                     | FW.4             | First-floor, rear elevation                          |
| 2467/03                     | FW.5             | First-floor, rear elevation                          |
| 2467/03                     | FW.6             | First-floor, rear elevation                          |
| 2467/03                     | FW.7             | First-floor, rear elevation                          |
| 2467/04                     | FW.8             | First-floor, side elevation                          |
|                             |                  |                                                      |
| 2467/03                     | GD.1             | Ground-floor, rear elevation French doors            |
|                             |                  |                                                      |
| <b><u>Annexe</u></b>        |                  |                                                      |
| 2467/06                     | GW.8             | Side elevation                                       |
| 2467/06                     | GW.9             | Side elevation                                       |
| 2467/06                     | GW.10            | Front elevation                                      |
| 2467/06                     | GW.11            | Front elevation                                      |
| 2467/06                     | GW.12            | Front elevation                                      |
| 2467/06                     | GW.13            | Front elevation                                      |
| 2467/06                     | GW.14            | Rear elevation                                       |
| 2467/06                     | GW.15            | Rear elevation                                       |
| 2467/06                     | GW.16            | Rear elevation                                       |
| 2467/06                     | GW.17            | Rear elevation                                       |
|                             |                  |                                                      |
| 2467/06                     | 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.*

## **The Proposal Cont.**

The windows and doors to the existing property require work to be completed in order to fix existing draughts, the opening mechanisms to the windows, as well as cracks and repairs to the woodwork and paint work. Generally, the cords to the sash windows are not functioning properly, so the windows cannot be opened safely and some of the original wooden frames show evidence of rot. The existing single glazing is also making it difficult to control the inside temperature of the main dwelling with no noise protection. The original windows to the annexe are also of a similar state and therefore replacement over repair is recommended as the long-term solution.

As the property sits adjacent to the main road and is subject to high levels of traffic noise and also to improve the overall thermal efficiency of the property, this proposal seeks to offer replacements, which are not only the same material, colour and style, but also use the existing frame where possible. However, the existing single glazing will be replaced with double glazing providing proper insulation and therefore increasing the thermal efficiency, saving overall on maintenance costs and energy costs for the main dwelling. The double glazing will also reduce the noise from outside and in particular the traffic noise from the main road.

Whilst the annexe is not listed, it is subject to Article 4 Directives and therefore this planning application looks to replace the windows to the annexe in a similar colour, style and material to match the existing. The proposed new door replaced to match the style of door found on the main dwelling house as shown on the drawings supporting this application.

This application seeks full householder planning permission and listed building consent for the proposed changes, which will not impact the street scene and will continue to preserve the nature of this valuable conservation area. We would confirm the proposed changes do not have a detrimental impact to the external appearance of the property, where the main historic and architectural interests lie. The specialist heritage joinery will allow for the windows and doors shown to be upgraded, without the external appearance being altered. The colour, material and style will not change, but the property will benefit from less outside noise and improved thermal efficiency.

**Wallace Bacon Consultants, October 2024**