

Heritage Statement

Address: 4 Farley Court, Church Road, Farley Hill, RG7 1TT

Introduction

This statement forms part of the application to seek listed building consent for the replacement of sash windows on the front elevation of the first floor of Farley Court which forms part of apartment number 4.

Proposal

A like for like replacement of failed existing timber sliding sash windows to the front of building which have perished beyond repair due to extensive rot. The existing glazing is at risk of failure due to the extent of the rot, and as such the window is not functioning. Please see attached photographs submitted as part of this application.

The Heritage Asset

Farley Court (previously known as Farley Hill Court) is a Grade II listed building with the designated list entry number of 1313070. The description of the listing states:

'SWALLOWFIELD FARLEY HILL SU 76 SE 12/31 Farleyhill Court II

Large country house in landscaped surrounds, now divided into flats. C18, altered and extended C19 and C20. Brick, hipped slate roof. Irregular plan. 2 storeys. Several chimneys. Moulded brick string over first floor windows, brick frieze, stone cornice and blocking course, brick pilasters on outer angles, the right hand rusticated. Sash windows with glazing bars, some C20 replacements all with painted arches. North-east front:- central semi-circular bow of 3 bays with central projection, moulded first floor string, similar cornice and blocking course broken round central projection. To the right of bow are 3 bays with panelled entrance door under 1st bay, and to left 2 bays but with panelled entrance doors under each. To the left of the main part is a late C18 extension with plain parapet and 4 irregular bays, irregular on first floor level and obscured at ground level by C20 extension. Further to the left is an extension of 1876. On the right of the main part is an extension c1900.

Listing NGR: SU7501964157'

The property was listed in 1986.

Impact of Proposal

Since this application is for the like for like replacement, there is no impact to the heritage asset. No other building work is required since the replacement sashes can be fitted from the inside.

Conclusions

For the reasons set out in this Heritage Statement the proposed alteration is totally compatible with the preservation of the listed building.

As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and, most importantly, the

statutory duty set by Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.