



# WALLACE BACON CONSULTANTS

BUILDING DESIGN STRUCTURAL & CIVIL ENGINEERING

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Your Ref:

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CRP/bb/2397

## Tumbles, The Street, Eversley, Hook, RG27 0PJ

### Replacement of all windows to existing dwelling – HERITAGE STATEMENT

#### Introduction

Tumbles is a detached dwelling house situated in Eversley, Hook (**Photograph 1**). This property falls within the Eversley Street Conservation area with only a single-storey extension added to the dwelling, since the time of its original construction in 1996. This conservation area is made up of the village street, Warbrook Lane and Lower Common and is considered to have high archaeological importance. The Street has many examples of different architectural styles. Tumbles sits next to the main road with shared access through land known as 'New Farm.' The view of the property from the street is partially obscured by the hedgerow, which forms part of the front boundary treatment.



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

#### Phases of Development

After its original construction there has been only one single-storey extension after its original construction. It is not a listed building, but it is within a Conservation Area and subject to Article 4 directives to protect the overall design and style.

## **Phases of Development Cont.**

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

Phase I – Planning was granted in 2017 for the erection of single-storey rear extension following the demolition of the existing conservatory (application No. 17/01321/HOU). **Photograph 2** shows the single-storey rear extension with a rendered finish and flat roof with 1 No. roof light.



*Photograph 2- Rear elevation showing single-storey rear extension as viewed from the garden*

## **The Proposed Works**

Due to the dwelling house being sited close to the main road, this proposal seeks to replace the existing windows as shown in elevation drawings **2397/01 to 2397/03**. The windows to be replaced with a similar colour and texture to match the existing. The window acoustic rating label to be improved for noise reduction with the added benefit of reducing heat loss from these elements. All proposed new windows to be 'A' rated for energy efficiency.

This application seeks full householder planning permission for the proposed changes, which will not impact the street scene and will continue to preserve the nature of this valuable conservation area.

**Wallace Bacon Consultants, December 2023**