

Listed Building Consent Heritage Design and Access Statement

Replacement of later aluminium and uPVC window units

Revised to respond to Eastleigh Borough Council advice dated 17 September 2026 and to specify REHAU Rio flush-fit casements.

Matter	Details
Property	Upcott House, Station Hill, Bursledon, Southampton SO31 8PQ
Statutory list address	Upcott, Station Road
Designation	Grade II listed building
List entry	National Heritage List for England 1203865
Applicant	Dale Anderson
Date and revision	20 September 2026 P05

Purpose and application scope

This statement supports an application for listed building consent for the replacement of later, non-original aluminium and uPVC window units at Upcott House. It provides a proportionate assessment of significance, explains the design response and records how the revised submission addresses the Heritage Consultant observations conveyed by Eastleigh Borough Council.

The proposal is deliberately limited. Existing structural openings remain unchanged. The surviving timber outer frames and surrounds associated with the five principal sliding-sash openings will be retained and repaired, and the existing concrete cills will remain in place.

Response to council advice

Observation	Revision
Optional staff bead	The removable internal staff bead is a mandatory option on all five Heritage Rose windows S01-S05 and is shown on drawing UP-DT-200.
Numbered elevations	Principal, rear and both side elevations are included. Every proposed replacement is referenced S01-S05 or C01-C11 immediately beside its opening, with a short leader where required.
Numbered photographs	The supplied photographs are indexed on drawing UP-PH-300 and cross-referenced to elevation groups. A close-up record of every opening will be taken before removal.
No Logik Ovolo S literature	All Logik references have been removed. The eleven

	casements are specified as REHAU Rio flush-fit units and the REHAU literature is cited and submitted.
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The heritage asset

Designation and description

Upcott is a Grade II listed building, National Heritage List for England entry 1203865, first listed on 5 December 1955. The statutory list address is Upcott, Station Road. The current postal and application address used by Eastleigh Borough Council is Upcott House, Station Hill, Bursledon, Southampton SO31 8PQ.

The official list entry describes an eighteenth-century building of two storeys and attic with a three-window frontage. It records a red tile roof, brick walling, a later parapet, first-floor band, rubbed cambered arches, quoins, later casements and a bracketed doorway canopy. The list entry is a legacy summary rather than an inventory of protected fabric.

Significance

The building's significance derives principally from its eighteenth-century domestic form, brick construction, ordered three-window composition and surviving architectural details. The spacing and proportions of the principal openings are important to the front elevation. Surviving timber outer surrounds and concrete cills provide evidence of earlier phases and contribute to the building's layered character.

The aluminium and uPVC units proposed for removal are later insertions. Their bulky profiles, unreliable operation and flat plastic bar treatment do not convincingly reproduce traditional sash or casement construction and make little positive contribution to the special interest of the listed building.

Existing windows

Five principal-elevation openings contain later aluminium/uPVC sash-style inserts within surviving timber outer surrounds. The units do not open and close reliably. The remaining eleven windows are later uPVC casements of varying configurations and are replaced to improve consistency, proportions and architectural appearance on the secondary elevations. There is one basement window only, identified as C01.

Proposed works

Heritage Rose vertical sliding sashes S01 to S05

The later inserts will be carefully removed. Retained timber outer surrounds will be repaired locally and redecorated. Concrete cills and structural openings will not be altered. New Roseview Heritage Rose vertical sliding sash windows will be installed within the retained openings.

The fixed specification is: nominal 1250 x 1660 mm subject to site survey; 15-over-15 pane arrangement; 44 mm meeting rail; deep bottom rail; run-through horns; chamfered external putty-line appearance; sculptured internal ovolo detailing; applied glazing bars to both faces with matching dark spacer grid; white foil finish; functioning vertical sliding sashes; no trickle ventilators; and the manufacturer's optional removable internal staff bead included on every window. The staff bead is not a discretionary post-consent alternative.

REHAU Rio flush fit casements C01 to C11

Eleven existing uPVC casements will be replaced with REHAU Rio flush-fit units. The selected system has a flush external sash, external chamfer, traditional low-level sculptured Heritage bead and full mechanical joints as stated in the supplier quotation. The finish is white foil, with applied white PVCu astragal bars and matching internal spacer grids where shown in the quotation. Cills, glass types, drainage and opening configurations follow the numbered schedule. No trickle ventilators are proposed.

C01 is the only basement window. It is a 900 x 600 mm top-hung casement without Georgian bars, corresponding to supplier quote item 2. Quote items 16 and 17 are excluded from the consent schedule because they duplicate basement windows that do not exist.

The REHAU Rio specification replaces every reference in the earlier documents to Logik Ovolo S. Supplier sizes remain subject to final survey but the approved elevations, pane arrangements, visual profiles, retained interfaces and absence of trickle vents are fixed.

Numbered window schedule

Ref	Quote	Location	Nominal size	System
S01	1	Principal elevation - ground left	1250 x 1660 mm	Roseview Heritage Rose vertical slider
C01	2	Basement	900 x 600 mm	REHAU Rio flush-fit casement
S02	3	Principal elevation - ground right	1250 x 1660 mm	Roseview Heritage Rose vertical slider
C02	4	Bedroom	1900 x 1000 mm	REHAU Rio flush-fit casement
C03	5	Bedroom - side elevation B, middle window	950 x 900 mm	REHAU Rio flush-fit French casement
C04	6	Bedroom	1900 x 1000 mm	REHAU Rio flush-fit casement
S03	7	Principal elevation - first left	1250 x 1660 mm	Roseview Heritage Rose vertical slider
S04	8	Principal elevation - first centre	1250 x 1660 mm	Roseview Heritage Rose vertical slider
S05	9	Principal elevation - first right	1250 x 1660 mm	Roseview Heritage Rose vertical slider
C05	10	Master bedroom side	1050 x 1300 mm	REHAU Rio flush-fit casement
C06	11	Upper front	1230 x 950 mm	REHAU Rio flush-fit casement
C07	12	Secondary opening	470 x 880 mm	REHAU Rio flush-fit casement

C08	13	Upper landing	1230 x 950 mm	REHAU Rio flush-fit casement
C09	14	Bathroom	1230 x 950 mm	REHAU Rio flush-fit casement
C10	15	Study	1050 x 1300 mm	REHAU Rio flush-fit casement
C11	18	Bathroom	1200 x 900 mm	REHAU Rio flush-fit casement

Installation and retention

Removal and installation will be undertaken through the existing openings without enlargement. Wide cover trims are not proposed. Fixings will be limited and positioned to avoid unnecessary loss of retained fabric. Narrow colour-matched perimeter seals will be used. Any previously concealed historic fabric exposed during the work will be retained and work will stop for conservation advice if the approved detail cannot be followed.

Before removal, every numbered opening will be photographed externally and internally. This record will confirm the opening reference, existing condition, retained surround and cill, and the completed installation.

Design assessment

Matter	Existing	Proposed improvement
Principal operation	Later inserts operate poorly	True vertical sliding operation with 44 mm meeting rail
Traditional internal detail	Plain modern lining	Removable moulded staff bead to S01-S05
Glazing bars	Flat plastic or between-glass treatment	Applied bars to both faces with matching spacer where scheduled
Historic fabric	Timber surrounds and concrete cills survive	Surviving elements retained, repaired and left visible
Secondary windows	Mixed later uPVC appearances	Consistent REHAU Rio flush-fit pattern and mechanical jointing
Openings	Established dimensions	No enlargement or alteration

Material choice

Traditional painted timber replacements were considered. The applicant's preference for high-quality timber-alternative windows responds to the exposed estuarine setting near the River Hamble and the need for manageable long-term maintenance. Material choice is not relied upon as the sole justification. The conservation benefits are retention of surviving fabric, removal of visually poor later units, restoration of appropriate proportions and improved operation.

uPVC is a modern intervention. The fixed Roseview and REHAU options have been selected to give a substantially closer visual relationship to traditional sash and casement windows than the units

currently installed. The staff bead, mechanically jointed Rio frames, low-level bead, applied astragals and concealed drainage are important parts of that assessment.

Heritage impact

Element	Effect	Assessment
Historic openings	Unchanged	No harm
Timber surrounds	Retained and repaired	Positive conservation effect
Concrete cills	Retained	No harm
Later aluminium and uPVC units	Removed	Positive visual effect
Principal elevation	Traditional proportions and operation strengthened	Positive effect
Secondary elevations	Coherent flush-fit casements	Positive effect
Access and plan form	Unchanged	No effect

The proposal is assessed as having an overall positive effect on significance. That conclusion depends on the works being carried out in accordance with the fixed options and retention details shown in the drawings.

Design and access

The design follows the established hierarchy of the building: vertical sliding sashes to the ordered principal frontage and flush-fit casements to secondary locations. Pane arrangements, profile proportions, applied bars and the uniform white finish improve coherence while retaining the existing openings and surrounding fabric.

The proposal does not alter the use of the building, its entrances, internal circulation, floor levels or access arrangements. There is no change to inclusive access. Improved window operation assists normal use and maintenance.

Legislative and policy context

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest. The National Planning Policy Framework published on 17 August 2026 requires heritage assets to be conserved in a manner appropriate to significance under policies HE4 to HE6 and requires a proportionate assessment of significance and effects.

The proposal retains identified significant fabric, avoids enlargement of historic openings and replaces later units with more sympathetic patterns. The resulting effect is positive or neutral across the assessed heritage elements.

Conclusion

The works are a focused alteration to later window units. The special interest of Upcott is protected through retention of established openings, surviving timber outer surrounds and concrete cills. The revised specification directly addresses the council advice by fixing the internal staff bead, numbering

windows and photographs, and replacing the unsupported Logik reference with REHAU Rio product information.

Subject to the works being carried out in accordance with the submitted drawings and fixed specification, the proposal preserves the listed building and improves the architectural coherence of its elevations. Listed building consent is respectfully requested.

References

- Historic England, National Heritage List for England: Upcott, list entry 1203865.
- Planning (Listed Buildings and Conservation Areas) Act 1990, sections 7 and 16.
- National Planning Policy Framework, published 17 August 2026, policies HE4 to HE6.
- Historic England, Traditional Windows: Their Care, Repair and Upgrading.
- Roseview Windows, Heritage Rose Technical Drawing v1.2, July 2023.
- Roseview Windows, Heritage Rose Features and Options and current product information.
- REHAU, Rio Flush Fit Trade Brochure, current published product literature.
- Aldridge Installations, quotation Roseview Heritage dated 25 August 2026.
- Eastleigh Borough Council, pre-application advice PD/26/101949 dated 17 September 2026.