

UPCOTT WINDOW REPLACEMENT

Revised listed building consent drawing pack following Eastleigh Borough Council advice dated 17 September 2026

CONSERVATION LED WINDOW WORKS

Replacement of later non-original aluminium and uPVC units with five Roseview Heritage Rose vertical sliding sash windows and eleven REHAU Rio flush-fit casement windows. Existing openings are retained. Timber outer surrounds and concrete cills to the five principal sash openings are retained and repaired.

FIXED CONSENT SPECIFICATION

- No trickle ventilators.
- White foil finish throughout.
- Applied external and internal astragal bars where shown.
- Removable internal staff bead is mandatory to every Heritage Rose sash S01-S05.**
- No enlargement of openings or loss of retained cills/surrounds.

DRAWING REGISTER

1	UP-LBC-000	Cover and register
2	UP-LBC-010	Council advice response
3	UP-EX-100	Existing principal elevation
4	UP-PR-100	Proposed principal elevation
5	UP-EL-110	Existing and proposed rear elevation
6	UP-EL-111	Existing and proposed side elevations
7	UP-DT-200	Heritage Rose and staff bead details
8	UP-DT-201	REHAU Rio project specification
9	UP-SCH-210	Window schedule references 1 to 6
10	UP-SCH-211	Window schedule references 7 to 12
11	UP-SCH-212	Window schedule references 13 to 16
12	UP-PH-300	Numbered photographic survey
13	UP-N-400	Installation and submission notes

COUNCIL ADVICE RESPONSE

Response to the Heritage Consultant observations provided by Eastleigh Borough Council

No.	Council observation	Revision made
1	Include optional staff bead	Included as a mandatory project option to S01-S05. See enlarged diagrammatic section and specification on UP-DT-200.
2	Add window numbers to elevations	Principal, rear and both side elevations are shown. Every proposed replacement is identified beside its opening, with a short leader where needed. The same references are used in the schedule and photographic survey.
3	Provide numbered photographs	The available external photographs are indexed on UP-PH-300 and cross-referenced to the numbered elevations. Individual close-up records are required before removal and retained with the works record.
4	Provide casement literature	The previous Logik Ovolo S references are removed. The casements are specified as REHAU Rio flush-fit units in accordance with the supplier quotation and REHAU Rio product literature.

APPLICATION DESCRIPTION

Replacement of later non-original aluminium and uPVC window units with five Roseview Heritage Rose uPVC vertical sliding sash windows to the principal elevation and eleven REHAU Rio uPVC flush-fit casement windows to secondary elevations, including retention and repair of existing timber outer surrounds and concrete cills to the principal sash openings.

LISTED BUILDING CONSENT	COUNCIL ADVICE RESPONSE		
UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ	Drawing UP-LBC-010	Date 29 September 2026	Revision P06
Statutory list entry: Upcott, Station Road Grade II NHLE 1203865	Scale: as stated / NTS	Drawn: Dale Anderson	Sheet 2 of 13

EXISTING PRINCIPAL ELEVATION

Every reference is placed beside the corresponding opening



Existing fabric

The five principal openings contain later aluminium/uPVC sliding-sash style inserts. The timber outer surrounds and concrete cills survive and are retained.

The remaining openings contain later uPVC casements of mixed proportions and detailing.

Window references correspond with the proposed schedule. Existing opening dimensions govern; supplier sizes remain subject to final site survey.

SCALE BAR 1:50 @ A3



LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

EXISTING PRINCIPAL ELEVATION

Drawing UP-EX-100

Date 29 September 2026

Revision p06

Scale: 1:50 @ A3

Drawn: Dale Anderson

Sheet 3 of 13

PROPOSED PRINCIPAL ELEVATION

Traditional hierarchy restored within unchanged existing openings



Principal elevation

S01-S05: Roseview Heritage Rose vertical sliding sashes, white foil, 44 mm meeting rail, deep bottom rail, run-through horns, applied astragal bars and mandatory removable internal staff bead.

C06, C08 and C09: REHAU Rio flush-fit casements to the three attic/dormer openings.

C01: the single REHAU Rio basement casement, 900 x 600 mm, top-hung and without Georgian bars.

Secondary references

C02/C04 bedroom wide units; C03 bedroom French casement; C05 master bedroom side; C07 secondary narrow opening; C10 study; C11 bathroom. See schedules UP-SCH-210 to 212.

All structural openings, retained timber surrounds and principal concrete cills remain unaltered. No trickle ventilators.

SCALE BAR 1:50 @ A3



LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

PROPOSED PRINCIPAL ELEVATION

Drawing UP-PR-100

Date 29 September 2026

Revision p06

Scale: 1:50 @ A3

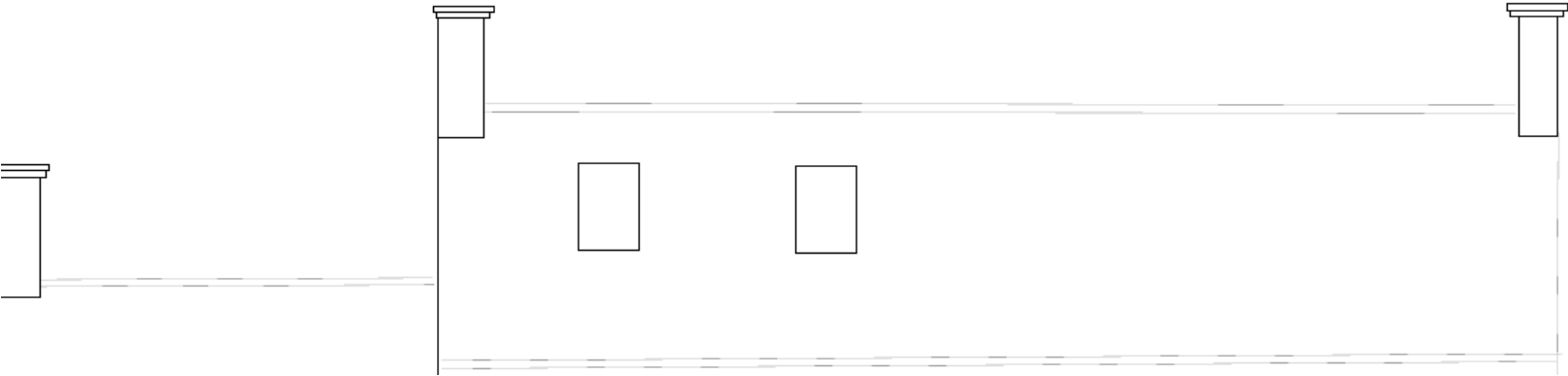
Drawn: Dale Anderson

Sheet 4 of 13

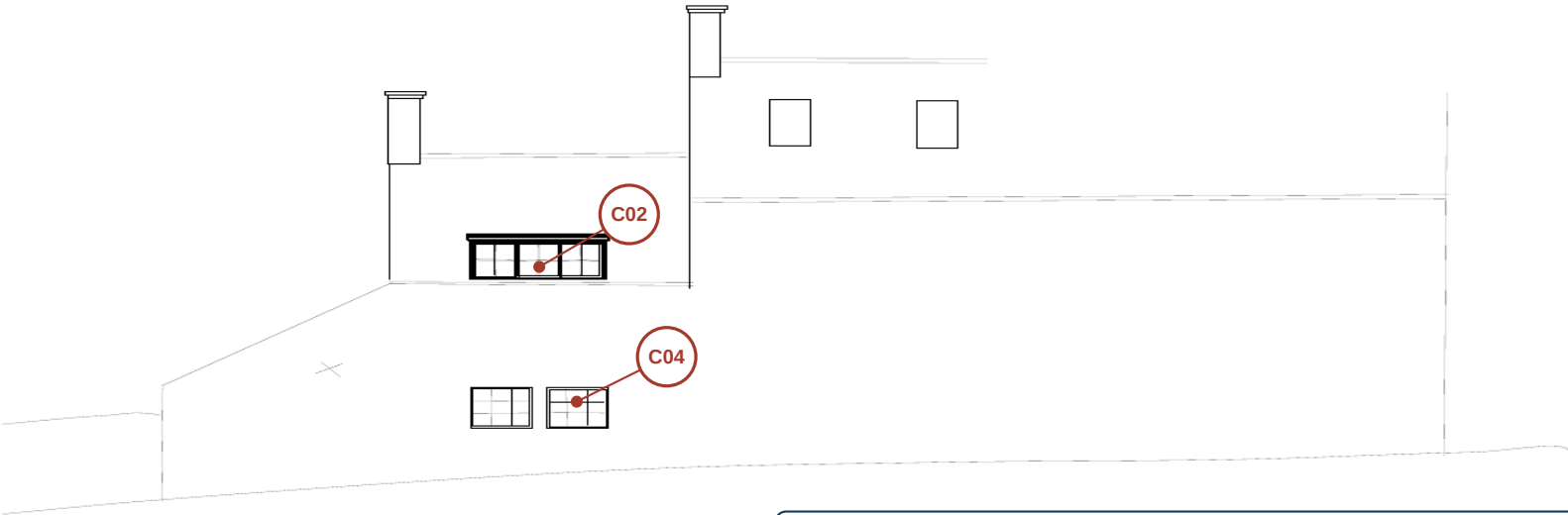
REAR ELEVATION EXISTING AND PROPOSED

Application references are numbered immediately beside the corresponding windows

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



Rear elevation references

C02 Bedroom wide casement, 1900 x 1000 mm.

C04 Bedroom wide casement, 1900 x 1000 mm.

C03 is not on this elevation; it is the middle bedroom window on Side Elevation B, as shown on drawing UP-EL-111.

Existing openings are retained. The proposed REHAU Rio units reproduce the scheduled opening patterns and applied astragal-bar treatment. No trickle ventilators.

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

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REAR ELEVATION EXISTING AND PROPOSED

Drawing UP-EL-110

Date 29 September 2026

Revision P06

Scale: 1:50 @ A3

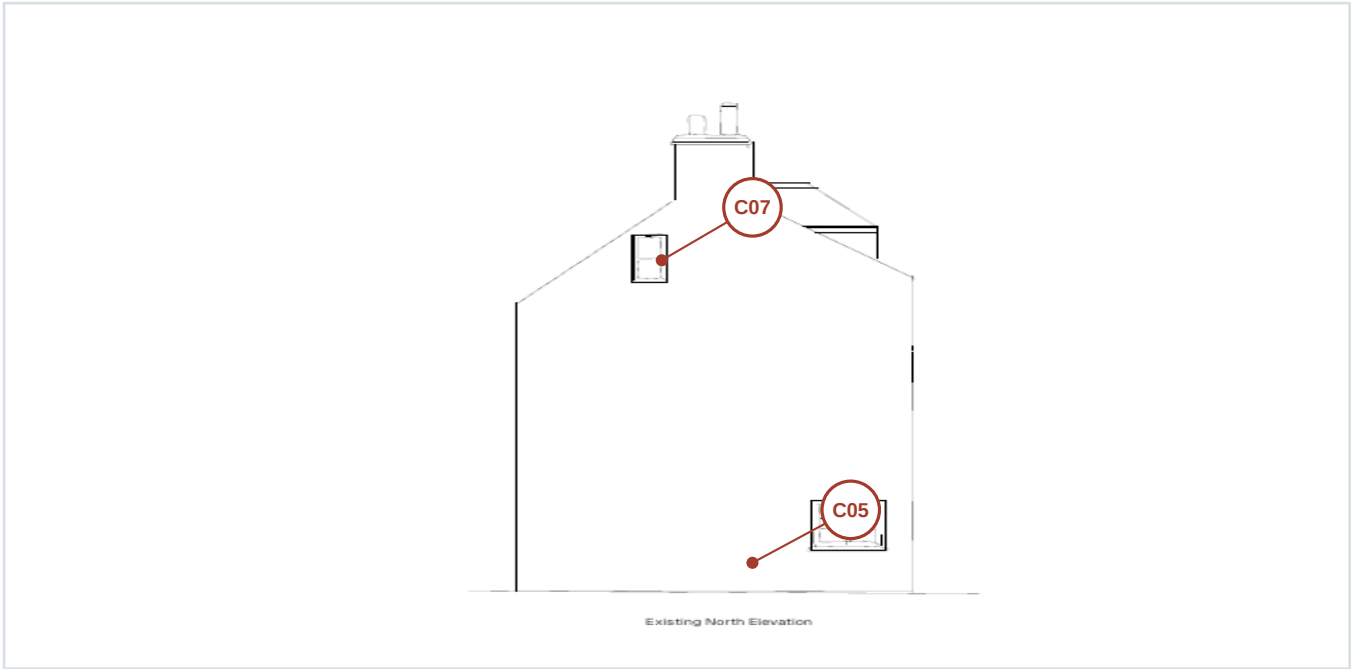
Drawn: Dale Anderson

Sheet 5 of 13

SIDE ELEVATIONS EXISTING AND PROPOSED

Unnumbered openings are outside this replacement-window application

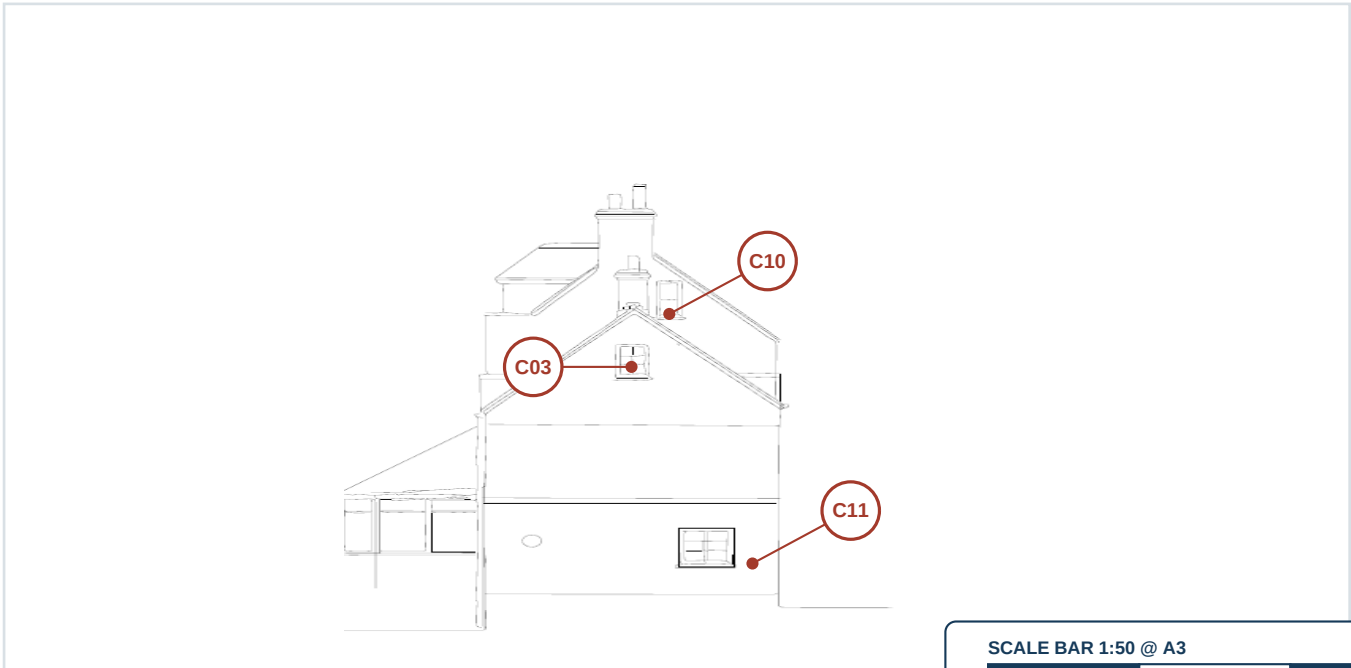
SIDE ELEVATION A EXISTING



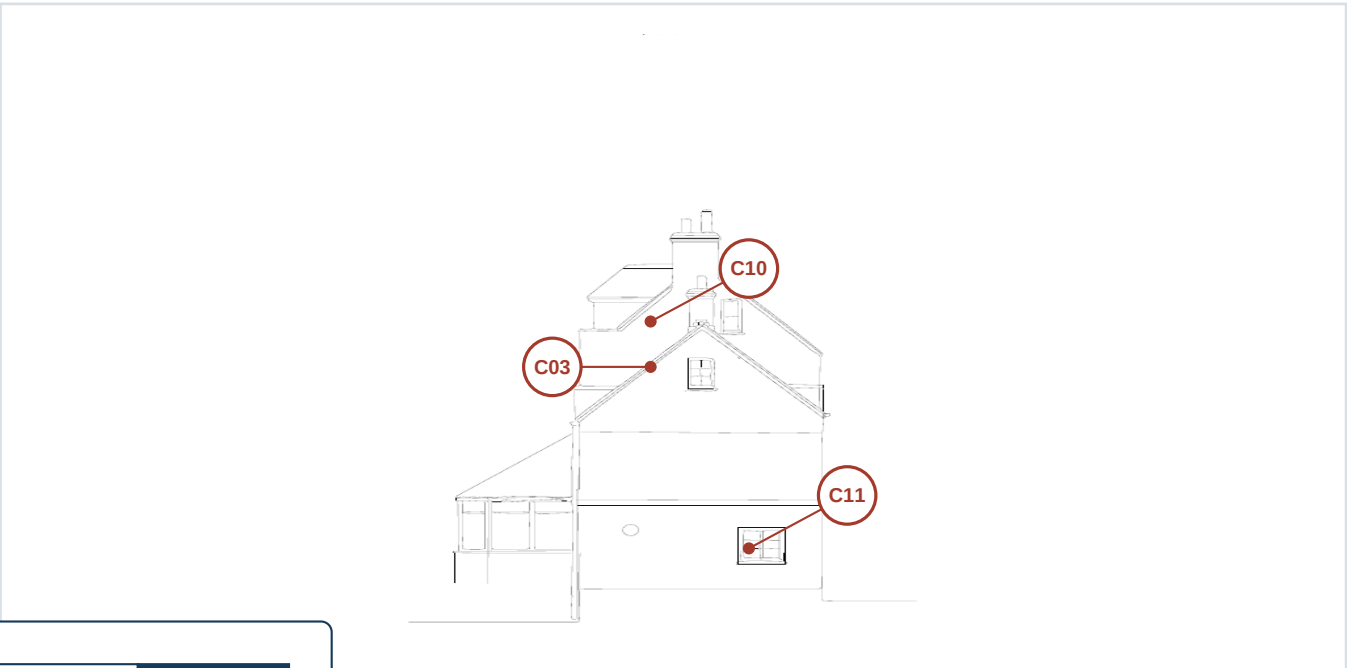
SIDE ELEVATION A PROPOSED



SIDE ELEVATION B EXISTING



SIDE ELEVATION B PROPOSED



LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

SIDE ELEVATIONS EXISTING AND PROPOSED

Drawing UP-EL-111

Date 29 September 2026

Revision p06

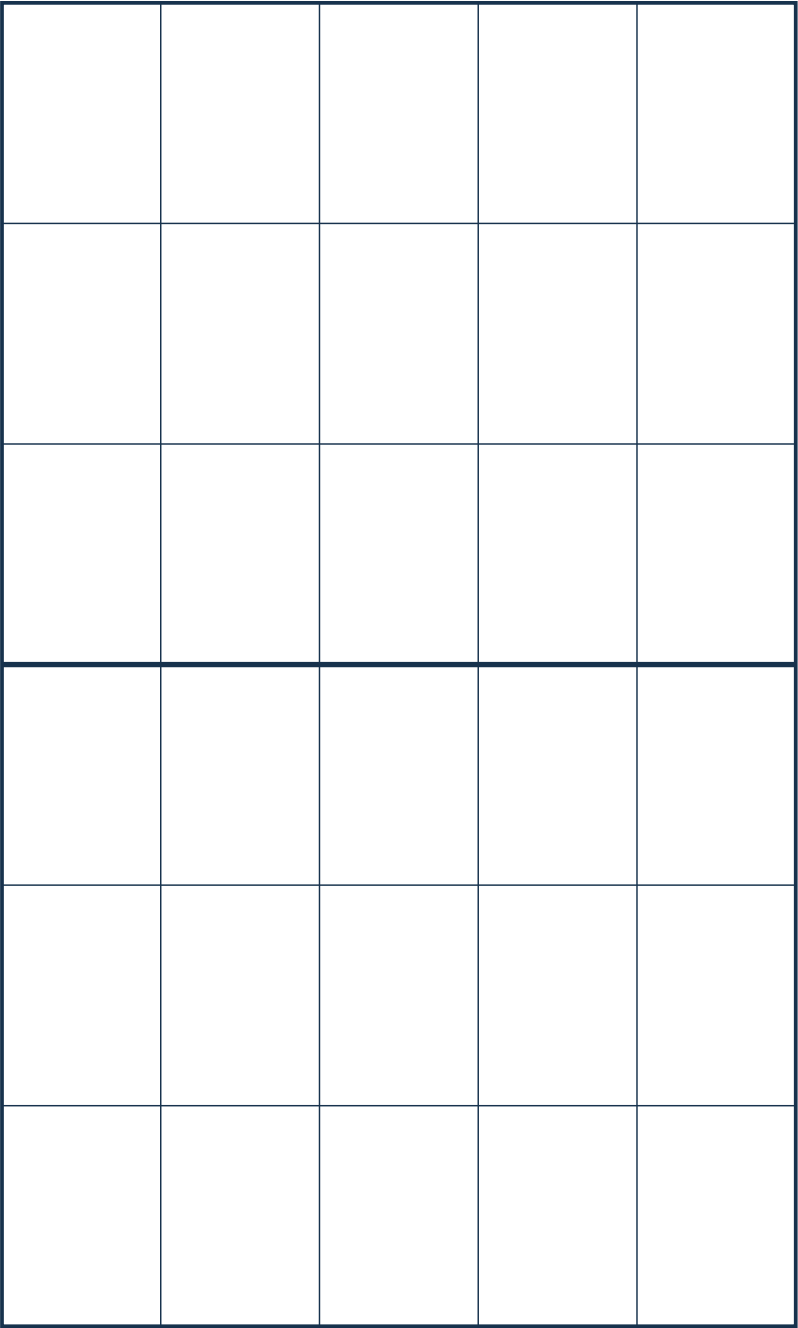
Scale: 1:50 @ A3

Drawn: Dale Anderson

Sheet 6 of 13

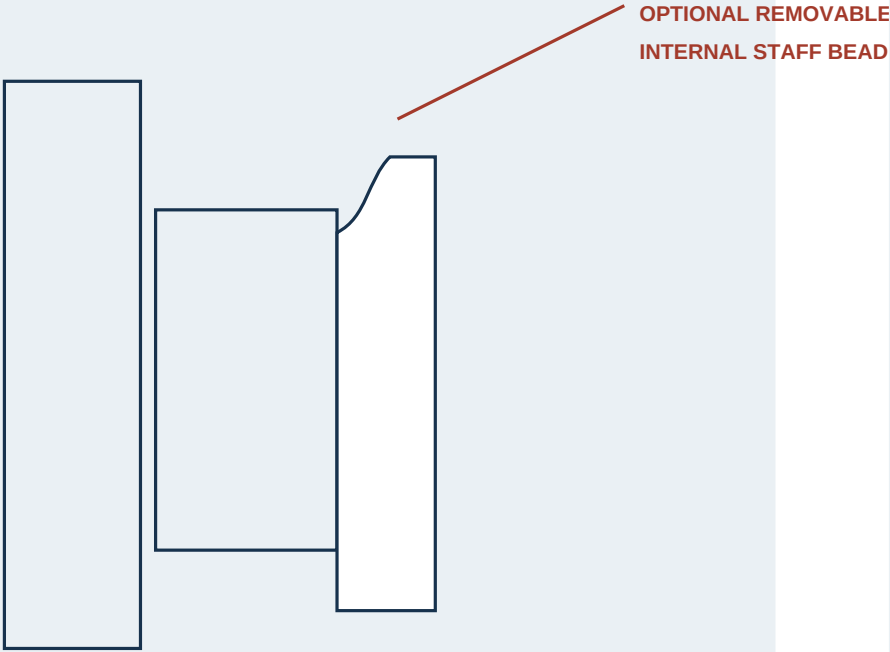
HERITAGE ROSE VERTICAL SLIDING SASH

Typical project detail for S01 to S05 and mandatory removable internal staff bead



15 OVER 15 PANE ARRANGEMENT

INTERNAL JAMB SECTION



Included on every Heritage Rose sash S01-S05. This is an internal, moulded, removable bead that visually expresses the traditional staff-bead line and retains the lower sash. It is not to be omitted or replaced by a plain cover strip.

Project specification

- System:** Roseview Heritage Rose
- Size:** 1250 x 1660 mm nominal; verify each opening
- Meeting rail:** 44 mm
- Bottom rail:** deep traditional proportion
- Horns:** run-through, as quoted
- External detail:** chamfered putty-line appearance
- Internal detail:** sculptured ovolo with removable staff bead
- Bars:** applied both faces with matching dark spacer
- Cill:** flush product cill over retained concrete cill
- Finish:** white foil
- Ventilation:** no trickle ventilators

Diagram is explanatory and not for manufacture. Manufacturer sections and final surveyed sizes govern.

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

HERITAGE ROSE AND STAFF BEAD DETAILS

Drawing UP-DT-200	Date 29 September 2026	Revision P06
Scale: as stated / NTS	Drawn: Dale Anderson	Sheet 7 of 13

REHAU RIO FLUSH FIT CASEMENTS

Project-specific selection replacing all previous Logik Ovolo S references

Fixed project options

- System:** REHAU Rio flush fit / TOTAL70 compatible
- External appearance:** flush sash with external chamfer
- Internal bead:** traditional low-level sculptured Heritage bead
- Joints:** full mechanical joint, as specified in the supplier quotation
- Glazing:** double glazed; safety and obscured glass where required
- Bars:** applied white PVCu astragal bars where shown in quotation, with matching internal spacer grid
- Finish:** white foil, except any expressly noted plain white item
- Cills:** 150 mm as quoted; retained masonry/opening interfaces unchanged
- Drainage:** concealed/base drainage
- Ventilation:** no trickle ventilators

The product is chosen for its flush external relationship, mechanically jointed timber-style appearance, low sightline bead and consistent white finish. All configurations and dimensions are cross-referenced to the supplier quotation dated 25 August 2026.

DIAGRAMMATIC JAMB PROFILE

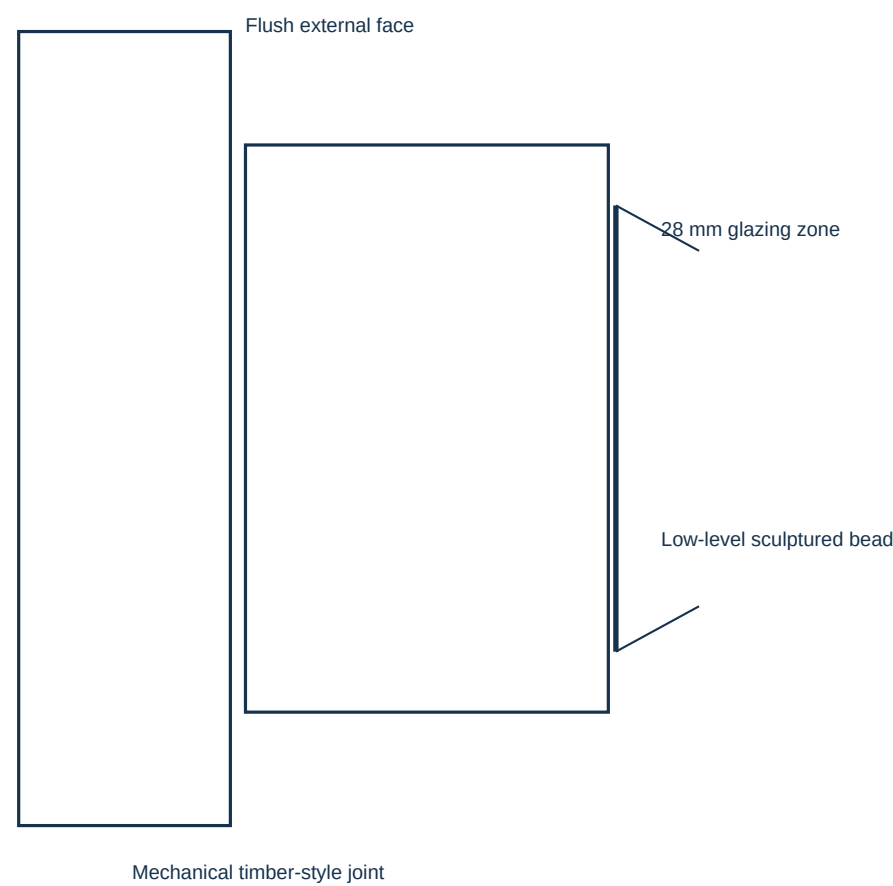


Diagram is explanatory only. REHAU system data and surveyed fabrication details govern.

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

REHAU RIO PROJECT SPECIFICATION

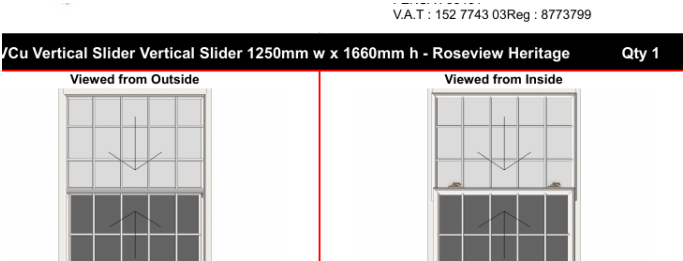
Drawing UP-DT-201	Date 29 September 2026	Revision P06
Scale: as stated / NTS	Drawn: Dale Anderson	Sheet 8 of 13

WINDOW SCHEDULE REFERENCES 1 TO 6

Project references correspond to elevations, photographs and supplier quotation item numbers

S01 | QUOTE ITEM 1

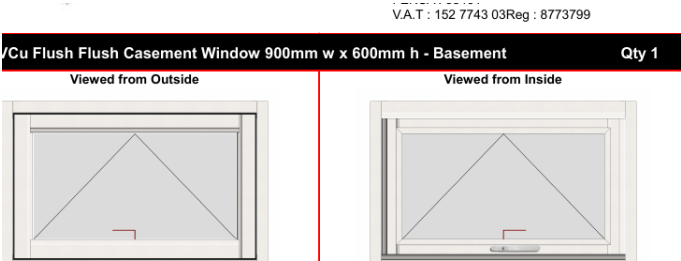
1250 x 1660 mm



Roseview Heritage Rose vertical slider
Principal elevation - ground left
15-over-15 applied astragal bars
Deep bottom rail; run-through horns; removable internal staff bead
NO TRICKLE VENTILATOR

C01 | QUOTE ITEM 2

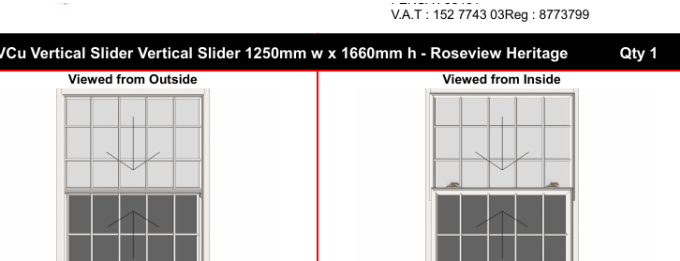
900 x 600 mm



REHAU Rio flush-fit casement
Basement
No bars shown in quotation
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

S02 | QUOTE ITEM 3

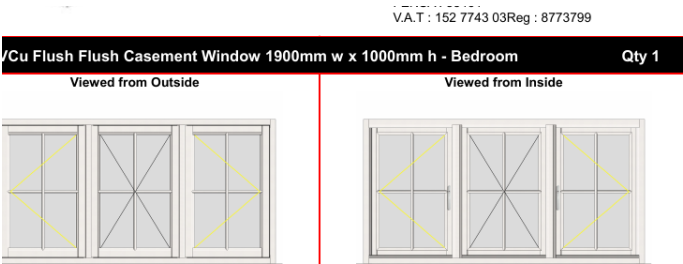
1250 x 1660 mm



Roseview Heritage Rose vertical slider
Principal elevation - ground right
15-over-15 applied astragal bars
Deep bottom rail; run-through horns; removable internal staff bead
NO TRICKLE VENTILATOR

C02 | QUOTE ITEM 4

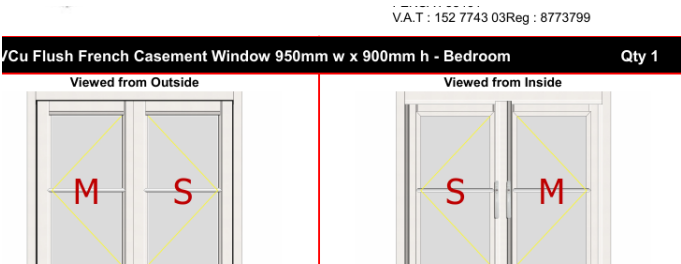
1900 x 1000 mm



REHAU Rio flush-fit casement
Bedroom
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C03 | QUOTE ITEM 5

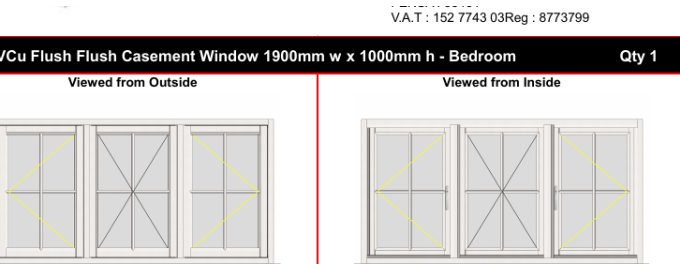
950 x 900 mm



REHAU Rio flush-fit French casement
Bedroom - side elevation B, middle window
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C04 | QUOTE ITEM 6

1900 x 1000 mm



REHAU Rio flush-fit casement
Bedroom
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

WINDOW SCHEDULE

Drawing UP-SCH-210

Scale: as stated / NTS

Date 29 September 2026

Drawn: Dale Anderson

Revision P06

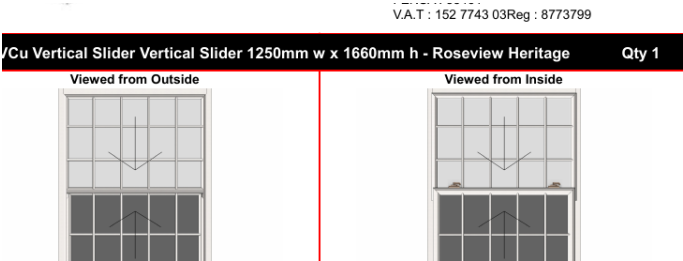
Sheet 9 of 13

WINDOW SCHEDULE REFERENCES 7 TO 12

Project references correspond to elevations, photographs and supplier quotation item numbers

S03 | QUOTE ITEM 7

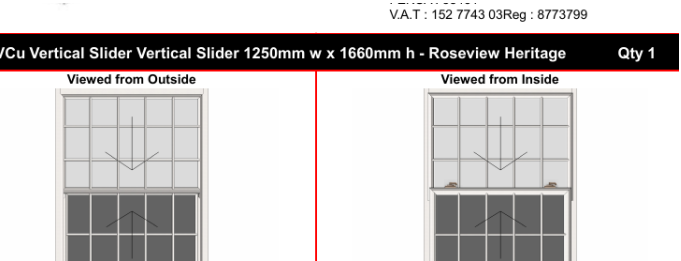
1250 x 1660 mm



Roseview Heritage Rose vertical slider
Principal elevation - first left
15-over-15 applied astragal bars
Deep bottom rail; run-through horns; removable internal staff bead
NO TRICKLE VENTILATOR

S04 | QUOTE ITEM 8

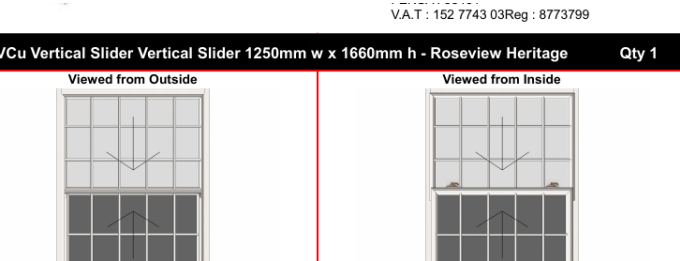
1250 x 1660 mm



Roseview Heritage Rose vertical slider
Principal elevation - first centre
15-over-15 applied astragal bars
Deep bottom rail; run-through horns; removable internal staff bead
NO TRICKLE VENTILATOR

S05 | QUOTE ITEM 9

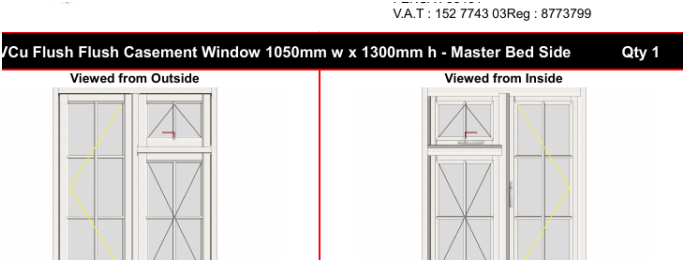
1250 x 1660 mm



Roseview Heritage Rose vertical slider
Principal elevation - first right
15-over-15 applied astragal bars
Deep bottom rail; run-through horns; removable internal staff bead
NO TRICKLE VENTILATOR

C05 | QUOTE ITEM 10

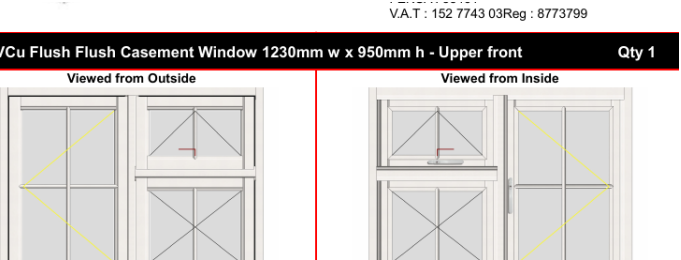
1050 x 1300 mm



REHAU Rio flush-fit casement
Master bedroom side
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C06 | QUOTE ITEM 11

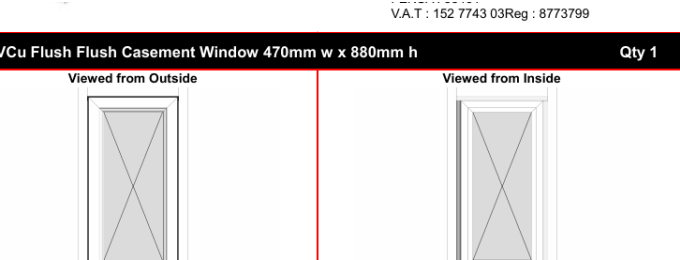
1230 x 950 mm



REHAU Rio flush-fit casement
Upper front
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C07 | QUOTE ITEM 12

470 x 880 mm



REHAU Rio flush-fit casement
Secondary opening
No bars shown in quotation
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

WINDOW SCHEDULE

Drawing UP-SCH-211

Scale: as stated / NTS

Date 29 September 2026

Drawn: Dale Anderson

Revision P06

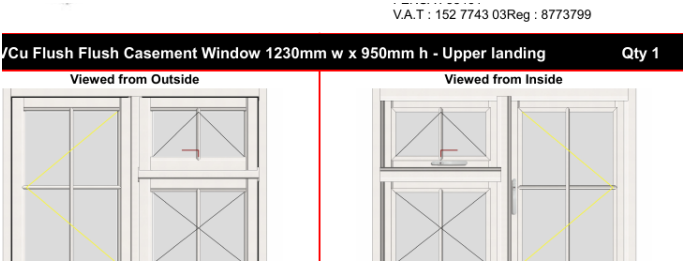
Sheet 10 of 13

WINDOW SCHEDULE REFERENCES 13 TO 16

Project references correspond to elevations, photographs and supplier quotation item numbers

C08 | QUOTE ITEM 13

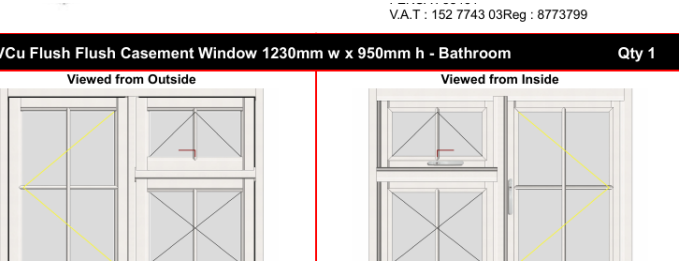
1230 x 950 mm



REHAU Rio flush-fit casement
Upper landing
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C09 | QUOTE ITEM 14

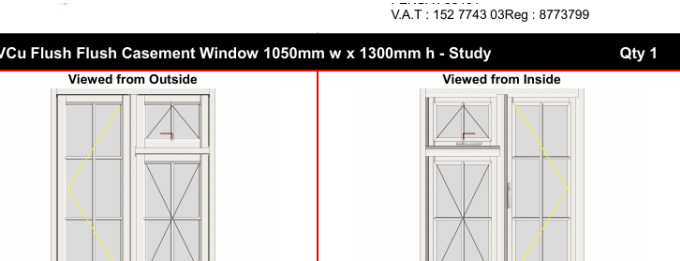
1230 x 950 mm



REHAU Rio flush-fit casement
Bathroom
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C10 | QUOTE ITEM 15

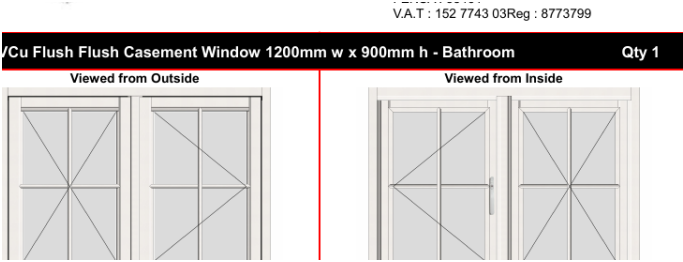
1050 x 1300 mm



REHAU Rio flush-fit casement
Study
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

C11 | QUOTE ITEM 18

1200 x 900 mm



REHAU Rio flush-fit casement
Bathroom
Applied astragal bars
150 mm cill; concealed drainage
NO TRICKLE VENTILATOR

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

Statutory list entry: Upcott, Station Road | Grade II | NHLE 1203865

WINDOW SCHEDULE

Drawing UP-SCH-212

Scale: as stated / NTS

Date 29 September 2026

Drawn: Dale Anderson

Revision P06

Sheet 11 of 13

EXISTING WINDOW PHOTOGRAPHIC SURVEY

Available photographs numbered by elevation group and cross-referenced to the window schedule

P01 Principal elevation - S01-S05 and C06/C08/C09



P02 Secondary elevation - C02/C04 group



P03 Typical retained surround and later insert



P04 Typical secondary casement detail



P05 C01 basement window - external view



P06 C01 basement window - internal view



LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

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NUMBERED PHOTOGRAPHIC SURVEY

Drawing UP-PH-300

Scale: as stated / NTS

Date 29 September 2026

Drawn: Dale Anderson

Revision P06

Sheet 12 of 13

INSTALLATION AND SUBMISSION NOTES

Consent drawings fix the visual and conservation requirements; final manufacturing sizes follow site survey

RETENTION AND REMOVAL

- Photographically record every numbered opening before removal.
- Remove only the later aluminium/uPVC unit.
- Retain structural openings, historic timber outer surrounds and principal concrete cills.
- Stop work if concealed historic fabric or an incompatible interface is found.

INSTALLATION

- No enlargement, cutting back or concealment of existing openings.
- Use limited, reversible fixings where practicable.
- Use narrow colour-matched perimeter seals; no wide cover trims.
- Repair retained timber locally with compatible timber and redecorate white.

PRODUCT CONTROL

- S01-S05 must include the removable internal staff bead.
- C01-C11 are REHAU Rio flush-fit units; no substitution without written consent.
- C01 is the only basement window; quote items 16 and 17 are excluded.
- No trickle ventilators are shown or permitted by this consent package.
- Applied bars, glass type, cills and opening patterns must match the approved schedule.

Submission documents: this drawing pack; Heritage Design and Access Statement; site location plan; supplier quotation dated 25 August 2026; Roseview Heritage Rose technical literature; REHAU Rio Flush Fit trade brochure; and Eastleigh Borough Council advice email dated 17 September 2026.

LISTED BUILDING CONSENT

UPCOTT HOUSE, STATION HILL, BURSLEDON, SOUTHAMPTON SO31 8PQ

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INSTALLATION AND SUBMISSION NOTES

Drawing UP-N-400	Date 29 September 2026	Revision P06
Scale: as stated / NTS	Drawn: Dale Anderson	Sheet 13 of 13