

Design & Access Statement

2 The Brookmill READING RG1 6DD

1. Summary:

1.1. This Design and Access statement has been prepared by Timothy Creak, on behalf of Timothy & Liana Creak. It is to support a planning application for replacing incorrect material construction exterior and interior masonry and upgrading property-wide seven (7) single-glazed timber windows to double-glazed timber windows at 2 The Brookmill, RG1 6DD.

All proposed changes mentioned throughout the planning application and this Design & Access statement are supported by extensive interior and exterior photos with annotations / commentary.

2. The Site and surrounding areas:

2.1. The application site is within Coley Park Farm, and more specifically the Grade II listed Barn at Coley Park farm, listed on 22 March 1957 with English Heritage building ID 39233.

2.2. The large barn was built in 1619, and has some Roman tiles on the roof. It was converted to housing, and the residents' association incorporated in 1995.

2.3. The site is No. 2 The Brookmill, a 4-bedroom house forming one mid-section of The Barn, adjoining a portion of The Barn itself, with a small walled patio area.

2.4. The south-facing front door was replaced circa 2011/12 (application number: 111045).

2.5. The existing single-glazed windows are of no architectural merit, and do not add to the character of The Barn.

3. Rationale for change:

3.1. Survey commissioned from BioCraft Ltd (<https://www.biocraft.co.uk/>) (Figure 13) identified the existing exterior and interior masonry on the south-side facing lower elevation of No. 2 The Brookmill is poorly constructed utilizing completely the wrong mix of materials which are unsuitable for the age / period of brickwork (Figures 0A, 0C, and 0D). The incorrect masonry mix does not allow the brickwork to breathe, and instead traps moisture within the brickwork causing continuous damp permeation, salting and incremental detriment to the brickwork structural integrity and safety. A copy of the survey report / findings from BioCraft Ltd is submitted in support of this planning application.

3.2. Similarly to 3.1 above, identical exterior masonry (Figure 0B) is present of the east-facing adjoining / adjacent wall, which belongs to the Barn Wall, and is causing identical problems which need addressing. As the Barn Wall belongs to Coley Park Farm estate, I have raised this concern with the Directors who agree it also needs to be replaced, and therefore my Planning Permission application includes this in behalf of Coley Park Farm estate and the Directors. Pending approvals, and for economies of scale, any remedial statement works from suppliers would be sought on behalf of myself and the Directors of Coley Park Farm to include both sections of exterior masonry (2 The Brookmill south-facing wall, The Barn east-facing wall).

3.3. The existing single-glazed windows are of exceptionally low workmanship and their poor fitting and fixtures presents a security risk in addition to draft. Several of the south-facing windows (Figures 2B and 3B) are rotting, which starts to detract from the character and appearance of the building.

3.4. None of the current windows are the originals from the building.

4. Proposal:

4.1. It is proposed that the exterior and interior masonry be changed from incorrect material construction (cement) and replaced with correct material construction (limestone mix). All aspects of the exterior and interior masonry render design, colour etc. will remain identical to current appearance. Engagement of suppliers to carry out the works pending subject to planning permission approvals. Recommendation of Listed building accredited partner suppliers available via BioCraft Ltd (<https://www.biocraft.co.uk/>), the company who carried out the damp investigation survey.

4.2 It is proposed that the existing windows be changed like-for like material replacements, constituting wooden-frame double-glazed windows. Engagement of suppliers to carry out the works pending subject to planning permission approvals. Proposed wooden window frame choice / style provisionally selected as a demonstrative example – TradeZone Windows (<https://tradezonewindows.co.uk/windows-2/>), working with supplier / fitter Amberwood Designs (<https://www.amberwooddesigns.co.uk/>)

More information on the supplier regarding window specifications - <https://tradezonewindows.co.uk/specifications/>

4.3. The proposed window replacements will be effectively identical for seven of the seven existing windows – same number of panels, lock types, painted white etc. The new double-glazing wooden windows would improve both the security and energy efficiency of the property without altering the appearance of the property and would continue to maintain the historic character of the building.

5. Supplementary Proposal.

N/A

6. Access.

6.1. There would be no change to access to the property.

7. Conclusion.

7.1. The proposed exterior and interior masonry replacement with suitable construction materials will significantly mitigate the deterioration / damp permeation into the building structure, providing better longevity and protection for the brickwork and a lower humidity inside the property.

7.2. The proposed window changes, replacing existing windows, will improve the amenity of the property (both from the courtyard and street), prevent further deterioration of the existing windows, improve the energy performance of the property, improve the security rating of the property and will not detract from the architectural value or special character of the Barn.