

Design and Access Statement

19 Oaklands

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1. Introduction

This statement has been prepared in support of planning application number PP-12096182 (like-for-like replacement of patio door and window).

2. Application Site

19 Oaklands, Bulmershe Road, Reading, Berkshire RG1 5RW

3. History

The building has a Grade II listing and 19 Oaklands is a ground floor flat, part of a block comprising numbers 14-24 Oaklands. List entry number – 1411947.

4. Design and Works Proposal

To replace the existing timber frame double-glazed patio door with a new double-glazed unit. Due to excessive rot, the sliding patio door is difficult to open. The replacement will not change in colour or profile.

5. Heritage Statement

19 Oaklands is part of a block of seven maisonettes set over six flats, built in 1967 to the design of Frank Briggs & Peter de Souza of Diamond Redfern & Partners, with landscaping by Sheila Haywood. In 2013 the block was Grade II listed.

6. Access

Access to the property would be from the rear-gated communal garden.

7. Relevant Planning History

A similar planning application was submitted and subsequently approved in August 2021 (Application Number 210838).

8. Conclusion

The impact of the proposed work on the Grade II listed building is expected to be none/minimal as this would be a like-for-like replacement. Due to the rotting of the existing unit a replacement is much needed.

19th April 2023