

Design & Access Statement

5 The Brookmill READING RG1 6DD

1. Summary.

1.1. This Design and Access statement has been prepared by David McElroy, on behalf of David & Keturah McElroy. It is to support a planning application for upgrading single-glazed windows to double-glazing at 5 The Brookmill, RG1 6DD.

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. 5 The Brookmill, a 3 bed house forming one of the corners of the Barn, with a small walled garden.

2.4. The south-facing stable door and south facing patio doors were recently replaced with composite and hard wood respectively (application numbers 190741; 190166; 161451; 160243).

2.5. The remaining windows are of no architectural merit, and do not add to the character of the barn.

3. Rationale for change.

3.1. The existing windows are of exceptionally low workmanship and their poor fitting presents a drafty security risk. They are all single-glazed, shoddily-constructed and detracts from the character and appearance of the building.

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

3.3. All of the south facing windows are peeling and rotting and in need of urgent replacement.

4. Proposal.

4.1. It is proposed that the windows be changed for uPVC or hardwood double glazed alternatives. Henley Glass (<https://www.henleyglass.com/about/>) has been provisionally engaged to carry out the works.

4.2. The proposed replacement will be effectively identical for seven of the nine windows – same number of panels, matching furniture, and painted white. Two of the windows will have different designs (see Figure 7C and 9C for details), following a similar aesthetic to the current windows - matching furniture and painted white. The double glazing would improve the energy efficiency of the property without detracting from its appearance.

4.3. There would be no effect on surrounding brickwork in the replacement of the existing windows.

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 changes 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 t

he security rating of the property and will not detract from the architectural value or special character of the Barn.