

Design and Access Statement

Grove Barn, Old Barn Close, Emmer Green, Reading, RG4 8QY

1. I purchased this Grade II listed barn in November 2018. The survey undertaken by Countrywide identified that the wood on several of the window frames was beginning to rot, and would need replacement.
2. In 2019, I engaged the Sash Window Company (in Bracknell) to manufacture and install four replacement windows. Reading Borough Council granted listed building consent for that work, application 191293, on the 22 October 2019.
3. A year later, I have identified that four more windows could benefit from being replaced, due to deterioration. I will again be using the Sash Window Company.
4. As was the case in 2019, the current window frames and glass will be replaced with identical ones. The following paragraphs 5 and 6 are identical to my previous Design and Access Statement, but they remain valid to this application.
5. The new frames will be constructed exactly the same as the current ones. They will protrude no further out than the current ones and will be the same colour. The replacement window frames will be made of Accoya timber, which is more durable than the current wood - which is good for the long term maintenance of the barn. Visually, any observer will not be able to identify that any changes have taken place.
6. The walls of the barn, which the window frames are built into, comprise of weather boarding, as can be seen from the photo submitted. Failure to address the window issue may result in water penetration that could potentially impact on the weather boarding too. Clearly, it is necessary to replace the windows subject to the rot to prevent any other deterioration, and to preserve the good condition of the barn generally.
7. Heritage statement. The property is listed under reference 1321896 on historic.england.org.uk – the listing is included as an Appendix. The works I am undertaking will help to keep the barn in good condition. Failure to undertake the work could result in water penetration which would damage the weatherboarding. The listing states that the building is listed due to special architectural or historic interest. Maintaining the barn in good condition ensures this status remains the case, and maintains the integrity of the listing.
8. Photos
Photos 1 to 4 show the windows to be replaced. Photo 5 shows the work I had completed last year, from which it can be seen in no way detrimentally affects the integrity of the listing.

Photo 1 – Lounge window to be replaced



Photo 2 – Lounge window adjacent to photo 1 to be replaced



Photo 3 – Window in room above Garage to be replaced



Photo 4 – Cloakroom window to be replaced



Photo 5 – Kitchen window replaced as part of the 2019 works, provided for comparison purposes



Appendix – Copied and pasted from the historicengland.org.uk – Entry 1321896

BARN TO NORTH EAST OF OLD GROVE HOUSE

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Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1321896

Date first listed:

14-Dec-1978

Statutory Address:

BARN TO NORTH EAST OF OLD GROVE HOUSE, SURLEY ROW

Map

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1321896.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Sep-2020 at 11:16:26.

Location

Statutory Address:

BARN TO NORTH EAST OF OLD GROVE HOUSE, SURLEY ROW

The building or site itself may lie within the boundary of more than one authority.

District:

Reading (Unitary Authority)

National Grid Reference:
SU 71325 76703

Details

SURLEY ROW 1. 5128 (East Side) Barn to north-east of old Grove house SU 7176 5/288A II 2. C17 or early C18. Large weatherboarded 6 bay barn with ½ hipped old tile roof. Gabled extensions for side entrances. 5th bay to north. Brick plinth on flint footing. Braced collar beam trusses.

Listing NGR: SU7132576703

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
39207
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 12 May 2003

Reference: IOE01/10227/24

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