

Heritage Statement and Design and Access Statement Replacement Doors at Willow Tree Cottage, 26 Yew Lane, Reading, RG1 6DA 21 February 2020



Introduction

Application is sought for Listed Building Consent to replace the main front (west) door and the back (south) door leading into the walled garden. The replacement aims to be a like for like replacement of the wooden doors with glass panes keeping the same colour scheme.

Heritage Listing

The property was listed in 14-Dec-1978 as a grade II Listed Building with statutory address at the time of listing of 'Building to the South of Rose Cottage', Wensley Road¹. The Listing Details are:

Building to south of Rose Cottage. Mid-C18 altered. 1 ½ storeys red brick with occasional blue bricks. Offset eaves courses. Half hipped old tile roof with louvred opening in north gable. Central door and 2 flanking later openings to west. Included for group value.

At the time of the listing it was a stable, one of the Coley Park Farm buildings, which is the 'group value' referred to in the listing. The Coley Park Farm estate was redeveloped in 1986 at which time the building was converted into a residential property².

¹ List Entry Number 1321860

² 82/TP/0999; 85/TP/0820; 85/TP/0821

Justification

The doors are in a deteriorating poor state of repair. The proposed replacements were chosen in order to most closely match the existing doors so that the impact is not apparent other than improving the current poor state.

Proposed doors and materials

Front Door

The existing door is a faded dark red panelled timber door with small single-glazed Flemish glass panels in a white timber frame with fittings visible from outside: brass letter plate, 5-lever mortice lock and night latch.



The proposed replacement door is to match the existing with a hardwood door and equivalent single-glazed Flemish glass panels and will be painted in colours to match existing door (dark red outside, white inside). It will have new Yale and mortice locks, a letter plate and steel bolts.

The lower part of the proposed door is more in keeping with other doors in the neighbouring houses rather than the single flat panel of the current door.



Back (South) Door

The existing door is a pair of single glazed casement timber doors in a brown finish.



The replacement doors will match the existing with a pair of single glazed timber doors in a timber frame in a mahogany finish.

The door is not visible by the public as it is within a walled garden.