

Design and Access Statement**Grove Barn, Old Barn Close, Emmer Green, Reading, RG4 8QY**

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.

I have engaged the Sash Window Company (in Bracknell) who have gold accreditation from the Listed Property Owners Club. The proposal is to replace some or all of the current window frames and glass with identical ones. 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.

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.

The Company are manufacturing the windows to match the existing ones so I cannot provide a photo at this stage. I also do not want the Company to start manufacturing them until I am sure I have the necessary consents. Please let me know if you require any additional information.

