

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 the replacement of a rear-facing stable door 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 doors and windows are of softwood, of no architectural merit, and do not add to the character of the barn.

3. Rationale for change.

3.1. The existing stable doors to the garden are of exceptionally low workmanship and their poor fitting presents a drafty security risk. It is single-glazed, shoddily-constructed and detracts from the character and appearance of the building, particularly the cheap cat flap. Photos have been attached to show the low quality of the build.

3.2. The current door is not the original door from the building.

3.3 The existing doors have not been primed or protected against the elements as far as we can tell.

4. Proposal.

4.1. It is proposed that the doors be changed for a composite double glazed alternative without a cat flap. 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 – same number of panels, 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 door.

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 change will improve the amenity of the courtyard area, prevent further deterioration of the existing door, improve the energy performance of the property, improve the security rating of the property and will not detract from the architectural value or special character of the Barn.