

Design & Access Statement

Installation of uPVC windows to rear of property – May 2016

2 Cherry Tree Cottage, 2 Yew Lane, Reading, RG1 6DA

Please find below our reasoning for why we believe installation of rear uPVC windows is suitable at the above property.

- We wish to install uPVC windows on the rear of the property only, leaving the 'original' timber windows at the front of the property (which will be repaired).
- The property's rear windows are not particularly visible on the estate, except to a handful of people who overlook the property. And in these cases, they will only be visible from a distance.
- The current timber windows in the property - whilst may be classed as 'original' in terms of the building's listing - were actually installed in the late 1980s when the property was refurbished. They are not of any particular original style – and are nothing more than typical 1980s timber windows you would find in many new build properties from that period.
- The current rear windows are in a severe state of disrepair (see accompanying documentation for examples of pictures). As the windows are not of an original style, it makes no real sense installing like for like as they are not original in the first place.
- The property has a large wisteria plant on the rear, which has been there for many years, and we have been advised by a building surveyor to not remove it as it would likely cause structural issues (report can be provided on request). The wisteria is cut regularly, but the nature of the plant means it grows close to the windows, and causes them to get very damp – which is one of the contributors to their current damage. uPVC windows would not have the same problems, and would ensure the windows do not get damaged.
- We are looking to install composite uPVC windows, so they will be as close to timber in appearance as possible, right down to the grain of the wood. We are also looking to match the current timber windows' style as closely as possible.
- Another house on the development – also listed – has installed a uPVC window, and does not seem to have had any objections. I am unaware of any building consent for it, but if they are allowed a uPVC window in their listed building, then surely we are permitted to too?