

Design and Access Statement - 1 Yew Lane

1 Yew Lane READING RG1 6DA

1. Summary.

1.1. This Design and Access statement has been prepared by Stuart Bricknell, on behalf of Stuart Bricknell and Connor Adderley. It is to support a planning application for replacing single-glazed windows with double-glazed windows at 1 Yew Lane, RG1 6DA.

2. The Site and surrounding areas.

2.1. The application site is within Coley Park Farm, and more specifically the Grade II listed property listed on 14 December 1978 with English Heritage building ID 1113609

2.2 Coley Park Farm was once the location of a grand manor house called Coley House, commonly known as Vachell House, built around c1550-60. Some of the outbuildings of the era survive, namely the round brick dovecote (1553), laundry, coach house and stables (1610), barn (1619) and some cottages. The site was converted to residential use in the 1980's and the residents' association incorporated in 1995.

2.3 The site is 1 Yew Lane, an C18 altered 1 ½ storey 2 bed house with a walled garden.

3. Rationale for change.

3.1. The existing timber windows are of low workmanship, with instances of warping, peeling, and rotting which detracts from the character and appearance of the building

3.2. Their poor fitting and fixtures, combined with current state of repair present a security risk.

3.3. All windows are single glazed.

3.4 The existing single-glazed windows are not original, of no architectural merit, and do not add to the character of the building.

4. Proposal.

4.1 It is proposed that the windows be changed for double glazed timber alternatives. Timber Windows (<https://www.timberwindows.com/>) have been provisionally engaged to carry out the works.

4.2 The proposed replacements will be in the same casement style and have the same number of panels and painted off white.

4.3 The double glazing windows would improve the energy efficiency and security of the property without detracting from its appearance.

4.4 The existing windows each have one side opening casement with the other half fixed. It is proposed that the replacements each have side hung double casements. This will be in line with the original proposals made in the 1980's for the current windows and advised as more appropriate in pre-planning advice received from Reading Borough Council.

4.5 Two of the windows that currently contain patterned privacy glass are to have Satinovo privacy glass.

6. Access.

6.1 There would be no change to access to the property.

7. Conclusion.

7.1 The proposed changes will improve the amenity of the property, prevent further deterioration of the existing windows, improve the energy performance of the property, improve the security of the property and will not detract from the character of the property.