

Heritage Statement - 1 Yew Lane

History

1 Yew Lane, Rose Cottage, is an C18 altered 1 ½ storey 2 bed house with a walled garden situated within Coley Park Farm. 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 tha 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.

Within the immediate setting of Rose Cottage, other grade II listed farm buildings, Building to South of Rose Cottage (Building to South of Rose Cottage, Non Civil Parish - 1321860 | Historic England) and Barn at Coleypark Farm (Barn at Coleypark Farm, Non Civil Parish - 1113610 | Historic England) lie. They have also been in residential use since the 1980s, along with modern extensions and alterations.

1 Yew Lane is a Grade II listed property listed on 14 December 1978 with English Heritage building ID 1113609. Details provided by the official listing entry are as follows-

“Details

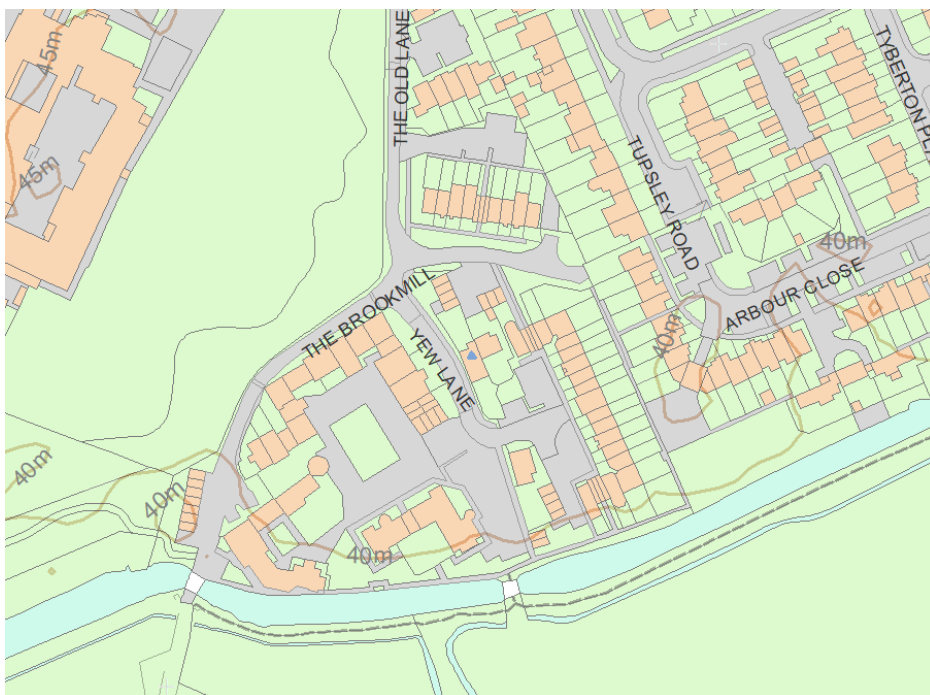
1. WENSLEY ROAD 5128 Rose Cottage

SU 7072 13/99A

II GV

2. C18 altered. 11/2 storeys red brick with blue header diapers in parts. Hipped slate roof. 1 bay to west, 1/2 dormer above, cross glazed sash windows. Later segmental headed door to left. Lean-to with further door to right. Interior altered.

Listing NGR: SU7057872017”



Proposal and Heritage Impacts

The proposal is for the replacement of all existing single-glazed timber frame casement windows with double-glazed ones, keeping the design and material the same. The existing windows are not original and were introduced when Coley Park Farm and its buildings were converted for residential use in the 1980's. It is known that, as one of the modest types of houses, cottages feature mullioned or casement windows. The existing windows are, as such, appropriate to the age and design of the listed cottage in terms of design and material.

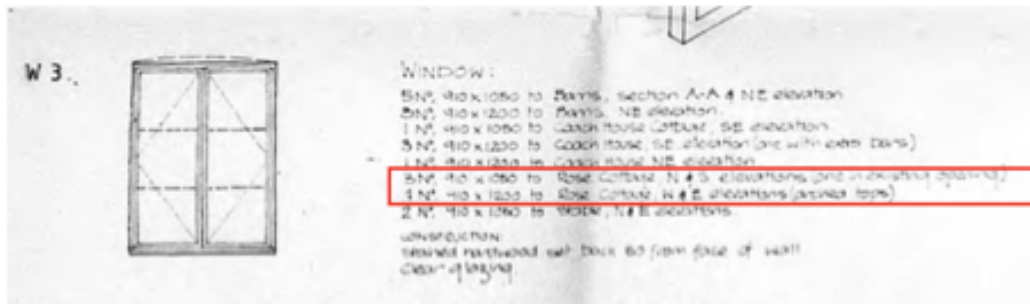
Because of this, the replacement windows are to be replaced like for like in terms of dimensions and format with a slim profile and spacer bars, and painted off white. Dimensions for comparison are shown below and contained in further depth in the attached elevation plans and detailed drawings.

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.



Above. Rose Cottage, 1 Yew Lane, showing the existing casement windows each with one opening and 1 fixed casement.

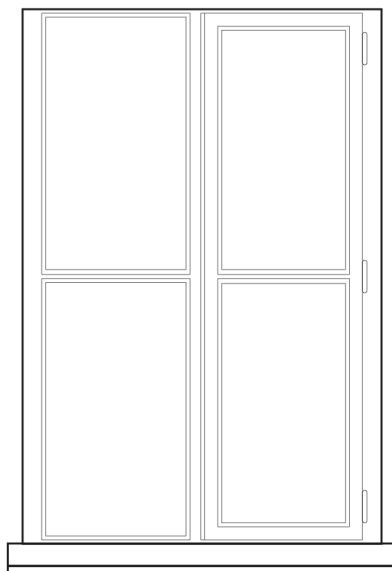
Below. Image from the approved 1980's plans showing side hung double casements.



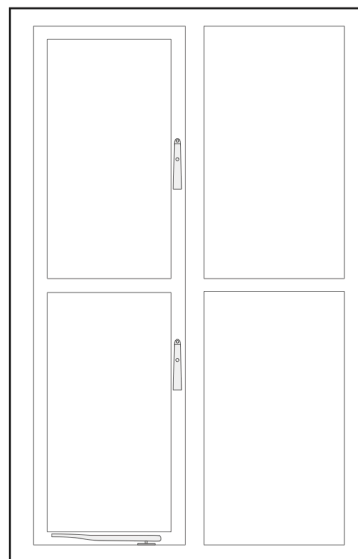
Approved details of one type of window for Rose Cottage

Existing window details:

EXISTING WINDOW EXAMPLE- SCALE 1:5

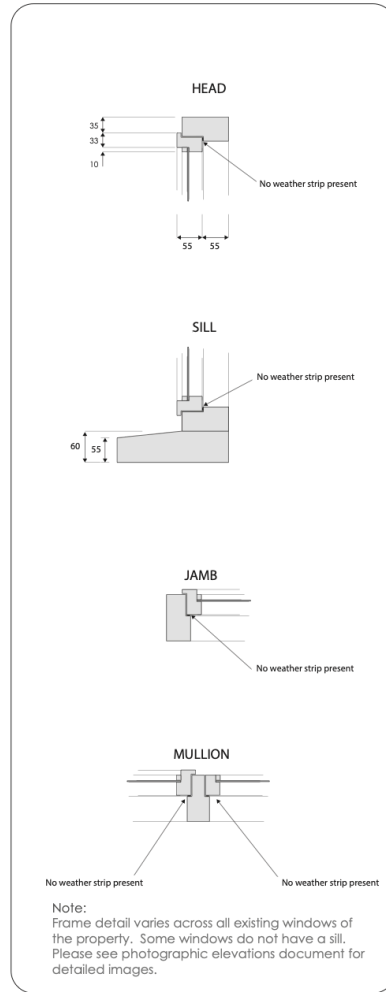


EXTERNAL VISABLE

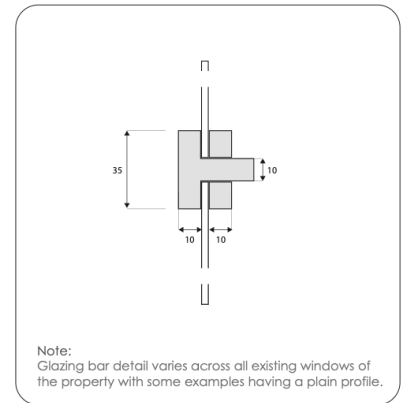


INTERNAL VISABLE

Existing Window Detail Scale 1:5



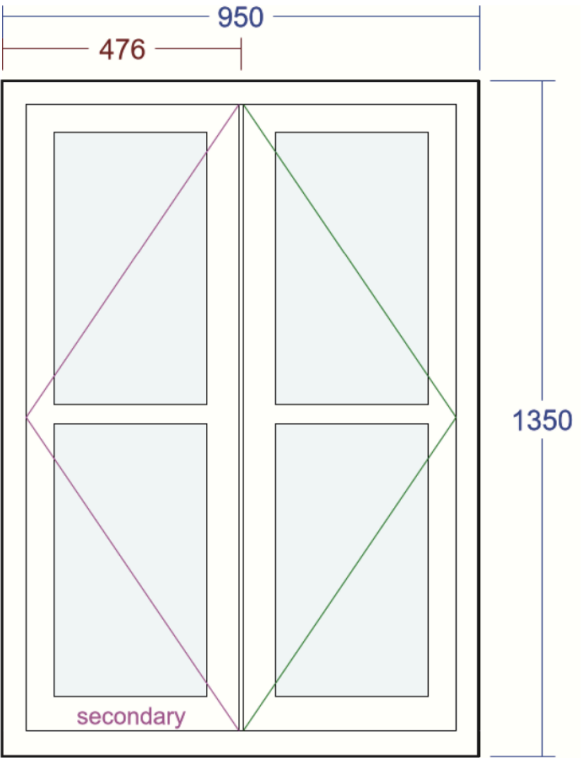
Glazing Bar Detail Scale 1:1

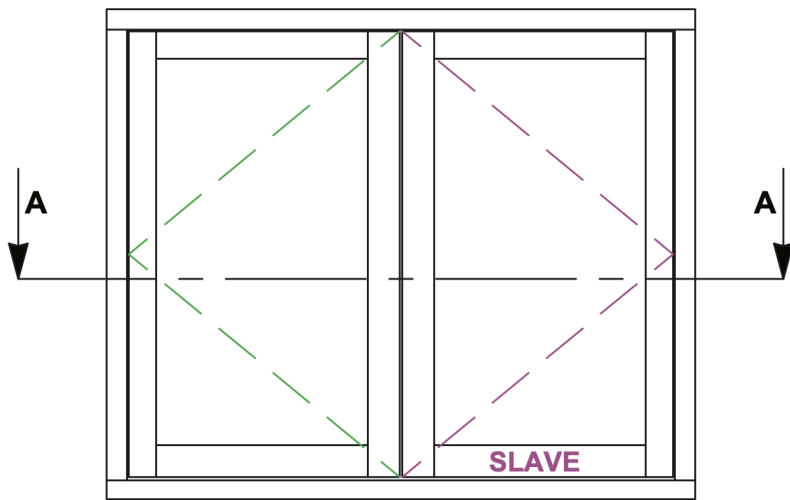


0m 10m 20m

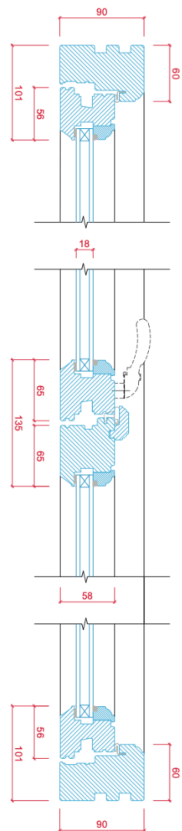
Proposed Window Details:

Below. Example of one of the proposed windows



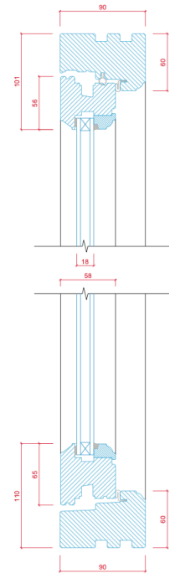


- Section reference only (not to scale)



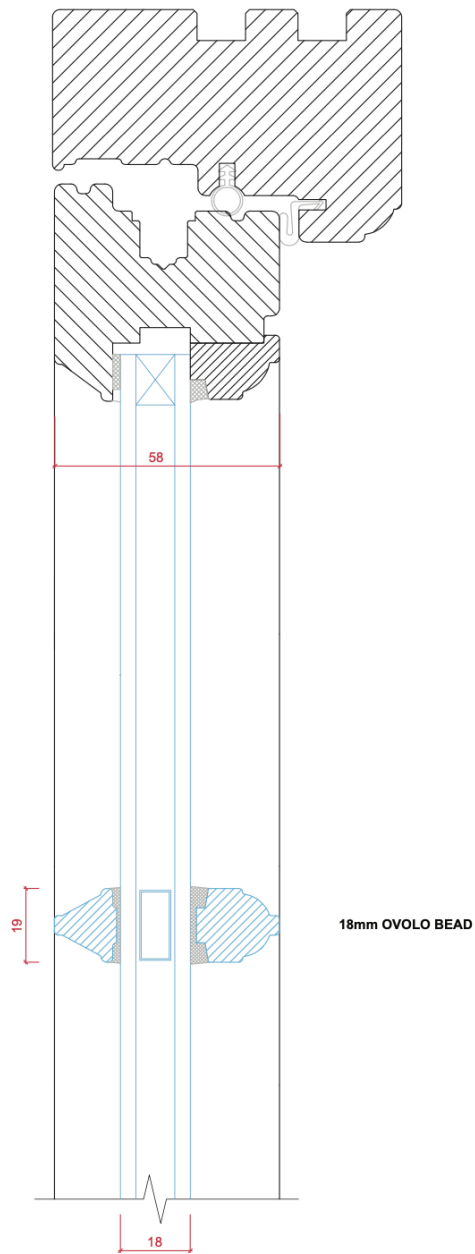
CASEMENT CROSS SECTION 'A-A'

DOUBLE OPENING HORIZONTAL
SECTION DETAIL
- SCALE 1:5



CASEMENT CROSS SECTION 'A-A'

VERTICAL SECTION DETAIL
- TOP AND BOTTOM RAIL
- SCALE 1:5



VERTICAL SECTION DETAIL

VERTICAL SECTION DETAIL -
GLAZING BAR
SCALE 1:1