

AJW-CS

Property Services Company

Telephone: 07968751999



Design & Access Statement for:

11, Glebe Road, Reading, RG2 7AG

Prepared By: Harriet Bedford

Date: 17th June 2025

This planning application is seeking permission for replacement windows and replacement render on the residential dwelling at No.11 Glebe Road.

No.11 Glebe Road is located in the Christchurch conservation area and is closely situated to a number of historic and listed buildings, as such the impact of the associated works upon the property needs to be considered carefully.

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application on behalf of our client Ganga Bhusal ('the applicant'). This planning application is seeking permission for replacement windows and replacement render across the whole property.

We enclose the following documents for review:

- Existing and Proposed Block Plan
- Existing and Proposed elevations & Floor Plans
- Application form
- Design and Access statement
- Proposed window schedule & sectional drawings

2. Site and Surrounding Area

The application site comprises of a large, detached Edwardian two and half storey house, located on the eastern side of Glebe Road at the Christchurch Gardens junction. The property benefits from being located on a large parcel of land, approximately 47m x 39m, which contains several mature trees, vegetation, hedgerows and grassland. The site fronts, and is accessed from Glebe road, via an existing dropped kerb & gated driveway leading to ample off-street parking.

The surrounding area is mainly for residential use. The Grade II* Listed Christ Church, and the Grade II listed The Abbey school and its grounds are located on the northwest corner boundary. The application site is also located in the Christchurch Conservation Area and considered a building of townscape merit.

The application site has permitted development rights revoked, following consent back in December 2024 under application reference PL/24/1480, conditions 3 & 4.



3. Proposal, Layout & Design

- **Replacement windows**

The applicant would like to replace all the existing windows with a like for like aluminium replacement. Due to a lack of maintenance by previous property owners, the existing windows have areas of corrosion, some windowpanes are broken and the seals and hardware require replacements. The current property owner would also like to improve the energy efficiency of this property (the installation of an air source heat pump & solar panels has been approved under application [PL/25/1454](#)) and double-glazed windows will support this initiative.



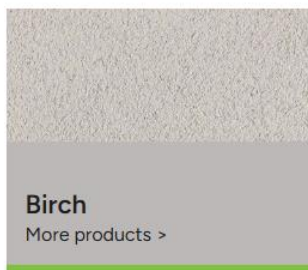
A heritage style double glazed aluminium window has been selected for the sensitive refurbishment of this property. A full window schedule and sectional drawings have been included within the application. Please note, the window schedule is not drawn to scale and give the impression of wider frames. The Smart Alitherm Heritage 47 system windows with soft coat planitherm glass, with warm edge spacer bar are detailed in the brochure.



- **Replacement Render**

The existing property's pebble dash render is in need of attention, due to several cracks and areas where the render is missing. Whilst like-for-like repairs were approved by Reading Council, upon further inspection, the proposed works now include replacing the render on all elevations of the property. Following a previous planning application, the applicant is aware that a natural material must be used. A traditional Lime render has been selected to ensure the historic fabric of the building can breathe, whilst protecting the property from any further damp and improving the durability and appearance. The colour of the render will be matched as closely as possible to the existing render due to the visual harmony required with the listed church.

<https://www.lime-green.co.uk/products/lime-render/natural-finish>



The applicant has been advised that minor repair works will not address the underlying defects that are visible from within the property and a more comprehensive approach is required. A full replacement will also provide a consistent appearance across the property. The existing render will be removed using hand

chisels and hammers to ensure no unnecessary damage is caused to the mortar beneath, mouldings and stone surrounds. Any damage revealed will be carefully repaired before the new render is applied by a specialist.



4. Recent Planning History

PL/25/1454	Erection of a single storey rear extension with sky light, front porch, single storey side extension, alterations to existing side element including new pitched roof & rooflights, removal of existing garage door, repair render like-for-like where needed, replace roof tiles like-for-like where needed, insertion of solar panels & air source heat pump (amended)	Approved (with conditions) – Feb 2026
PL/08/0022	Demolition of existing building and erection of 14 x 2 bed apartments, provision of car parking and alteration to vehicular access	Refused – June 2008
PL/08/1578	Change of use of ground floor and first floor from medical consulting rooms to residential use.	Approved – Jan 2009
PL/19/0295	T2 Indian Bean Tree- crown lift by removing two lowest, pendulous branches. T3 False acacia - fell.	Approved – Mar 2019
PL/24/1083	Extension and conversion of existing building into eight flats and erection of one house (Class C3).	Refused – Nov 2024
PL/24/1480	Change of use of the existing property into a 5 bedroom dwelling use class (C3) with landscaping works	Approved (with conditions) – Dec 2024

5. Summary

It is considered that this proposal is not contrary to any current planning policies and demonstrates that the applicant intends to invest much time, energy and expense to sympathetically developing the property to ensure that the important characteristics of the application site are preserved for years to come. We therefore hope this application will receive the full support of Reading Borough council.