

Design and Access Statement

Replacement of Two First-Floor Windows at St Agnes, Grove Hill, Emmer Green, Reading, RG4 8PN



1. Design and Access Statement

This Design and Access Statement has been prepared to support an application for listed building consent for the replacement of two first-floor windows at St Agnes, Grove Hill, Emmer Green, Reading, RG4 8PN.

Use - The existing residential use of St Agnes will remain unchanged.

Amount - The amount of development is limited to the replacement of two first-floor windows. No additional floorspace, extension or new opening is proposed.

Layout - The existing window locations and openings will be retained. The proposal does not alter the internal or external layout of the building.

Scale - The replacement windows will be contained within the existing openings. The scale of intervention is modest and localised.

Appearance - The proposal will replace degraded modern window units with new uPVC units within the existing openings. The intent is to match the appearance of the retained windows to give a consistent visual treatment to the elevations. Please refer to Heritage Statement and proposed plans for further detail.

Access - The proposal will not alter pedestrian or vehicular access to the property. No change is proposed to inclusive access arrangements, circulation within the site, parking or servicing.