

DESIGN AND ACCESS STATEMENT Date: 27.04.2025

11 HEADLEY ROAD, WOODLEY, BERKSHIRE. RG5 4JB



11 Headley Road Front Elevation

1. 11 Headley Road, Woodley (also known as Lone Pine Cottage) is a grade II listed building.
2. The official listing is dated 29 April 1987 under Historic England's ref: 1136280
3. The official listing states

"Cottage. Mid-18th Century altered 20th Century. Chequer brick, half hipped old tile roof. Two storey. First floor brick string, brick dentil eaves, chimney to left of centre on ridge and to left hand gable. South front :- two bays of three light, wooden casement windows and ledged door in gabled porch to right. Small 20th Century tiled lean to extension set back on right hand gable end." Listing NGR SU7617573341.

The existing building is currently used as a Physiotherapy clinic with many of the windows serving consulting rooms. Privacy and ventilation are currently hindered by the poor condition of the windows and the porch is in a dangerous condition structurally. The intention is to replace 5 windows and the porch

4. Four windows indicated on drawing 934.01.A (numbered A to D) require replacement due to decay, swollen wood and lack of security and openability. These windows, all on the front elevation are beyond economic or feasible repair.

5. It is intended to replace these four windows with matching soft wood painted single glazed windows. All details will be 100% replicated from the existing window details, fenestration patterns and sections.
6. The existing porch and outer door are also decayed and beyond economic or feasible repair and they will be replaced like for like matching all details 100%. The existing tiled pitched roof will be retained.
7. The Heritage Statement contains more details and photographs.
8. The replacement windows and porch will ensure that the essential historic character of the building is retained for another 50 years. In addition security and privacy will be retained in the rooms in which the windows are located (many of which are consulting rooms)