

# Design and Access Statement

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33, Bourne-Stevens Close, Reading RG1 4JB

## SITE ANALYSIS



Bourne Stevens Close residential Block 1-33, RG1 4JB, is located in Reading in the South-East region of England. The postcode is within the Katesgrove ward/electoral division, which is an inner-town district immediately to the south of the centre of the town of Reading, in the English county of Berkshire.

The area developed around the old Reading to Winchester Road (modern Southampton Street) and is today a rich urban pudding of narrow streets lined mostly with Victorian terrace houses, many with ornate polychrome brickwork. The area attracted a diverse range of industries.

The residential Block is in a cul de sac and remains close to hotel and local services.

## DESCRIPTION

A two floors masonry brick-built up with a pitched mansard roof with a distinctive shape. The 26 purpose flats served by three enclosed stairs and separated lobby entrance No. 1 to 11, No. 15 to 21 and No. 23-33.

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**A curtaining walling windows system, insects' balconies and Juliet balconies are contributing to the block decoration. Existing windows are timber single glazed framed casement with communal blue timber door, front leaving door and white timber door on the rear.**



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## **Description of Works:**

**Communal upgrade works to the existing block to include replacement of existing windows with UPVCs casement frame to all flats and to communal area. Front entrance door to flats, and new soffit & fascia in white UPVc.**

**Overall, the security of the block is to be improved as all existing windows are currently at the end of their life cycle and beyond economic repair.**

**The proposed submission includes the installation of Rehau S706 AND Rehau Edge 70MM uPVC double-glazed casement units to all elevations.**

**- proposed windows and external flat doors are double-glazing profile to be finished in white RAL 9010, finishing Gloss Matt, to match the existing to be confirmed**

**- proposed curtain walling system, design like for like and communal doors colour white RAL 9010**

**Proposed communal entrance door are to be composite doors, design like for like colour external frame Blue, internal frame white RAL 9010**

**Installing like-for-like double-glazed units will significantly improve the thermal efficiency, security, and fabric of the building, whilst retaining the current aesthetic.**

## **Design Consideration**

**There will be no visual impact because of the proposals other than preservation of the character of the properties.**

## **Access:**

**There are no access design issues affected by these proposals.**

## **Relevant Planning History:**

**The property is not listed or within a conservation area.**