Reading Borough Council
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Norcot Estate Improvements

Planning Statement

Introduction

All properties are located within the Old Norcot Estate, Reading, Berkshire, RG30

Properties within the estate are predominantly 3 bed semi-detached and terraced houses, constructed in the mid-1920's.

Property Type

The houses are built using a mixture of brick and block with a narrow cavity. The external walls have a traditional cement mortar and pebble dash render. The main roofs are pitched with a double roman style tile. Windows and rear doors are double glazed PVCu. *Typical property type: -*

Front elevation

Rear Elevation

Context/Reasons for upgrades

It has been identified that several elements to these properties are failing or near the end of their practical life expectancy. Like for like replacement, particularly the pebble dash render, will offer little in improving the overall appearance of the properties. The properties within the estate have no uniform finish and numerous properties with render and pebble dash have been painted over. As part of the replacement works there is an opportunity to considerably improve the thermal efficiency of the properties as well as enhance the local area with the new render finishes. Items that require repair or replacement include: -

- External render – Dated with sections cracking and spalled.
- Windows and rear doors – First generation PVCu, failing and difficult to repair.

Design

As part of the improvement works it has been identified to upgrade and improve the Thermal efficiency measures. The conservation of fuel and power will enable Reading Borough Council to work towards a Zero Carbon target by 2030. Areas of works to be covered within the project (but not limited to) will include: -

- **External Wall Insulation** (EWI) systems. System to be Permarock (K finish) Silicone Ultra rendering over dense mineral fibre insulation meeting class A1 fire rating and 0.29w/mk required under the Building Regulations. Depth of insulation and overall system to be less than 115mm. Colour to be natural white and to be a through colour system to reduce the need for maintenance, decoration and fading. *Due to the properties having a narrow cavity construction, cavity wall insulation is not feasible.*
- **Structural repairs (External)** To include crack stitching using helibar or similar, patch mortar repairs and preparation of existing render prior to new EWI being fitted.
- **Renewal of pitched tile roof coverings** to include, roof felt, battens, new upvc soffits and fascias and all Rainwater goods. **NB,** we estimate this will only be required to approx. 5% of properties. Roofs to be finished with Redland Landmark Double Roman (brown brindle) to match existing roof tiles used on properties used in local area.
- **Adaption of roof line** to include ladder frames and extension of roofs to gable ends or dormer style roofs to allow for EWI to be fitted under new soffit. Approx. 20% of all properties.
- **Air source heat Pumps & Central Heating upgrades –** New central heating system to include Mitsubishi EcoDan 5KW air source heat pumps to be fitted to the rear or side elevations of properties. New cylinders, radiators and associated central heating works internally. Gas central heating to be de-commissioned and removed.
- **Installing triple glazing** - windows to be energy saving engineered pine and aluminium clad windows manufactured and supplied by Nordan. Frames to be white internally and mid-grey (Anthracite) externally. Windows to include for all necessary egress windows, extended sills, cappit boards and extended starter box sections required to the bay windows. Style to match existing.

- **Renewing flat roof coverings**, insulating below deck and fitting Alwitra single Ply roof coverings to bay roofs.
- **Small pitched roofs –** Removal of tiles, 300mm of mineral wool insulation between joists and semi rigid insulation to upstand of wall within roof space. New replacement clay tiles to be of weathered appearance to match existing.

Previous upgrades

The scheme is likely to run for upwards of 5 years and application will be made each year for the properties to be included within the programme. Phase 1 of this project was completed in the Spring 2021 and included up to 11 properties on the Old Norcot Estate.

Property photos:-

Pre (existing) property type

Proposed (post) upgrade

Outcome

As part of Reading Boroughs standard cyclical maintenance programme there is a major opportunity to improve the aesthetic appearance of the identified properties as well as significantly improve the thermal efficiency measures and reduce carbon emissions within the Borough.

The works are solely within the boundary of each property and will have little impact to neighbouring properties or the wider community. No trees, wildlife or drainage will be affected during the works. Party Wall notices will be issued as required. New EPC certificates supplied on completion and works will be to PAS 2035 standards.

Community Infrastructure Levy, we believe would not apply for these works. However, a Social Value element has been introduced for Phase 2 which will see funding reinvested back into the local community by the means of local employment and financial donations.