

Client: Valor Hospitality.
Project: Holiday Inn, Reading, RG2 OSL

Date: 02/11/2022
Job no: 4682
Doc no: SH-105

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1.0 Introduction

In support of an application for Full Planning consent made under the Town and Country Planning act 1990. The full planning permission application is for the replacement of the windows & doors on the Holiday Inn Reading. As well as works to the West & South elevations to improve the sense of arrival.

Acting on behalf of Valor Hospitality, ABDA Design are undertaking the design & planning for the replacement of existing windows & doors to conference meeting area to the Holiday Inn Reading. The purpose of the refurbishment is to modernise the visual amenity of the elevation. To improve the efficiencies and performance of the existing windows, doors and lighting.

The current facility operates as a hotel under the Holiday Inn brand, this service and ownership will be maintained. Visually the premises compromise of a brick masonry and render appearance to the whole front demise.

The hotel comprises of a single story entrance hotel and meeting facilities with a 2 story return for the bedroom facilities. The majority of the walls are formed from red masonry brickwork with sections of painted render. The roof structure compromises of a mixture of flat and pitched roof with grey slatted effect tiles.

The current windows are a combination of timber and aluminium. Some of these are poor in condition and appearance which require replacing.

The replacement windows have been designed to complement the style/age of the property. The windows will significantly improve the build/thermal quality and improve energy. The property external appearance will also benefit from a more modern/contemporary finish.

The replacement windows to the meeting area space will be manufactured to suit the same head and reveal width but sills will be lowered to create full height windows. The windows to the right hand side of the hotel are replaced like for like in terms of size, the paint finish will change to dark grey.

The design specification for the front windows can be found within the attached documents. Refer to REA-001 B & U-Value Report of 30_10_2022 Entrance Lobby Rev 1 for technical information.

2.0 Scope of Works

The proposed works will include;

- Strip out of existing windows and doors to the conference meeting area to the hotel and replace with new. Adapting the masons open to new window height
- Strip out of existing entrance doors and replace with new
- Strip out of existing windows to the right hand side of entrance hotel and replacing with new
- Make good areas disturbed around windows in preparation to receive new windows
- Existing brickwork walls to receive new anthracite grey colour painted finish
- Existing wall render to receive new anthracite grey colour painted finish
- Installing new aluminium cladding feature to the faces of each column, finish in Natural Oak timber effect
- Installing new aluminium cladding feature to the underside of Porte Cochere finish in Natural Oak timber effect
- Installing new wall lights on the faces of each aluminium cladding feature on the columns
- Installing new strip lights and wall lights under Porte Cochere

Valor have appointed specialist window contactors to design & supply the replacement windows. The window specialist will design & take on board current building regulation legislation

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3.0 Use, Layout & Appearance

The appearance of the buildings external appearance will change in colour. The existing brickwork and render will be painted a dark grey, anthracite grey RAL 7016. The appearance will change as the windows of the conference area will be enlarged, the existing sills will drop to allow for a larger window to be installed. The timber effect aluminium cladding on the faces of the columns will add more character to the hotel and making it more inviting. It will also help guide people to the main entrance as there will be new ground lighting leading to the entrance of the hotel.

The existing planting along the main planter and the carpark island will be improved, this will make the hotel entrance more pleasing and inviting.

The porte cochere will receive new lighting below, along with an aluminium timber effect cladding feature. There will be a discrete lighting channel surrounding the canopy, this will enhance the entrance and make it more modern.

The approach to the building is via Imperial Way, it is here that users can find the hotel car park entrance.

The majority of users will access the hotel via the front hotel reception. The hotel will still operate as the works are undertaken. All areas of the existing premises will remain in use throughout the construction phase.

All existing emergency escape routes will be maintained during the replacement works.

The layout of the property will not be affected or altered by the proposal

4.0 Specification

- Manufacturer – SAS Senior Aluminium Glazing Systems
- Aluminium Window Specification – Senior Aluminium Systems : ALI VU Casement Multi Frame Plus Glazing
- RAL Finish 7016 Matt

Please find technical information from specialist attached

Windows and doors information- refer to REA-001 (B)

Entrance doors – refer to U-Value Report of entrance lobby Rev1



DESIGN ACCESS STATEMENT

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5.0 Existing Site Images



6.0 Proposed images – artist impression

