

DESIGN STATEMENT FOR:

CLADDING REPLACEMENT WORKS AT:

THE MERIDIAN
KENAVON DRIVE
READING RG1 3DG

PREPARED ON BEHALF OF:
THE MERIDIAN RESIDENTS MANAGEMENT COMPANY LTD
C/O PINNACLE PROPERTY MANAGEMENT LTD
UNIT 2, BEECH COURT
WOKINGHAM ROAD
HURST, BERKSHIRE RG10 0RU

JOB REF.: PPM:0984

DATE: 29TH NOVEMBER 2020

M.D BITHREY
CHARTERED SURVEYORS LTD
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DESIGN & ACCESS STATEMENT

The Meridian, Kenavon Drive, Reading RG1 3DG

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1.0 SECTION 1 - PROPERTY DETAILS

1.1 Name & Address of Client

The Meridian Residents Management Company Ltd
c/o Pinnacle Property Management Ltd
Units 1, 2 & 3 Beech Court
Wokingham Road
Hurst, Berkshire RG10 0RQ

1.2 Address of Property

The Meridian
Kenavon Drive
Reading RG1 3DG

1.3 Agent

Mr Mark Bithrey MRICS
MDB Chartered Surveyors Ltd
7 Springcroft
Hartley, Longfield
Kent
Tele: 01474 704385
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Email: mark@mdbcs.co.uk

1.4 Proposed Works

1.4.1 Replacement of existing composite wall cladding which has been identified as potentially combustible to the following locations using new Rockspan Extra composite wall panels as manufactured by Euroclad Group Ltd:

- High level perimeter of Blocks A & C (See site Plan) below roof eaves
- Perimeter of the small plant room located on the roof to Block B.

2.0 SECTION 2 – DESIGN & ACCESS STATEMENTS

2.1 Design Statement

2.1.1 This should be read in conjunction with the appended drawings, Photographic Schedule and manufacturers brochure.

2.1.2 The site is arranged as four blocks as indicated upon SP02 “Site Plan”. The works which are the subject of this application relate only to Blocks A, B & C.

2.1.3 The Proposed Rockspan Extra panels are identical to the existing matching the panel thickness, joint spacing, Satin Line profile (See page 13 of product brochure) and colour. The only discernible differences between the existing composite wall panels and the proposed are detailed below:

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- We are proposing to use factory mitred internal and external corners as indicated on page 20 of the attached product brochure in place of existing surface mounted cover flashings.
- The proposed panels have a non-combustible mineral wool core in place of the existing Phenolic.

2.1.4 We have attached the Fire Classification Report Ref 335678 provided by Exova Warringtonfire for the proposed product which demonstrates a reaction to Fire Classification of A2-s1, d0 under BS EN 13501-1: 2007.

2.1.5 In addition to the replacement of the panels themselves we have also allowed to replace the existing associated flashings and trims with new powder coated aluminium to match existing.

2.1.6 All other façade elements are to be retained as existing.

2.2 Access Statement

2.2.1 None of the permanent access into the buildings or to and from the site will be changed by the works.

2.2.2 The works area will be scaffolded externally, and a materials hoist provided. The scaffold will be dressed using Monarflex Super T Plus Firesmart membrane whilst the works progress. Entrance doorways will be fully fanned over, and temporary lighting provided to the underside of the scaffold to maintain the entrance areas for the use of the residents and visitors to the site.

2.3 Summary

2.3.1 The works proposed are being undertaken to replace potentially combustible high-level cladding in accordance with government Advice Note 14.

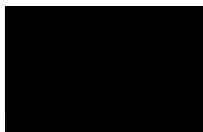
2.3.2 Visually the Replacement panels will match the existing being removed with the only difference being the use of factory mitred internal and external corner section in lieu of the existing surface fixed aluminium flashings.

2.3.3 With the above in mind we suggest the proposed works have no significant impact on the fabric of the building or the amenity of any adjoining building users and should be approved.

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Authority for Issue



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Mark Bithrey BSc (Hons) MRICS
For and on behalf of
M D Bithrey Chartered Surveyors Ltd
Date: 29/11/2020

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APPENDIX A

Rockspan External Wall Panel System brochure

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APPENDIX B

Rockspan Extra Fire Classification Report