

1. Design and access statement

External rear door 26 Russell Street, Reading, RG1 7XF

Summary

Willow Court Residents Association wish to apply for listed building consent for a new external rear door at 26 Russell Street.

Current situation

The present door is a low-quality timber door with a glass panel. It is a modern addition which is not in keeping with the style of the building and the architectural merit that led to its listing. It is in bad condition and needs replacing urgently for the safety and security of the residents. It is locked with a deadlock key and is unlikely to meet current best practice as regards fire exits and resident safety. Advice from two separate contractors has been that it is not possible to repair the current door, and the management company wish to replace it as soon as possible with a higher quality door in a more appropriate style.

Design: proposed new door

The new door will be a bespoke high-quality timber door in keeping with the style of the building, and will provide a huge improvement on the current door. Although we have not been able to find any record of the style of the original door, the management company has researched contemporary Georgian doors. We have commissioned a new door in keeping with the building's period and style of architecture, but incorporating modern technological features for the comfort and safety of the residents. It will be supplied by respected local company Somerville Glass and Windows and will boast the following qualities:

- Door manufactured from Meranti hardwood sourced, wherever possible, from managed forests certified by MTCC.
- Timber finished with three coat factory white spray finish.
- Bead glazed with argon filled double glazed sealed units using warm edge spacer bars, low emissivity glass to the inner pane and low iron glass to the outer pane.
- External astragal Georgian bars.
- All glass to be toughened/laminated safety glass.
- Door fitted with multi-point locking mechanism with hookbolts, deadbolt and latch operated by lever/ lever handles and thumbturn cylinder.
- All furniture to be Chrome finish.

A picture of the proposed design is at Figure 1.

Access

Residents of all four flats will be supplied with keys for access from the outside. Three flats have parking spaces at the rear, and the rear garden onto which the door opens is shared, so direct external access is important. The door will be fitted with a thumbturn cylinder on the inside for instant exit in case of emergency.

Figure 1: proposed door design

