

Design & Access Statement
Refurbishment Works

Property:

**Units 1-3
Meadow Road
Reading
RG1 8LB**

Applicant:

Hampshire Pension Fund

Date: 6th December 2018

1.0 INTRODUCTION

1.1 Scope of Survey

The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 requires the submission of a Design & Access Statement alongside applications for planning consent and is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

2.0 ASSESSMENT AND PHYSICAL CONTEXT

Units 2 & 3 were believed to have been constructed C1960-1980 and have fallen into a state of disrepair. We have been advised by local property advisers that the proposed works are strongly recommended in order to enhance the building's appearance and performance in order to attract a new leasehold occupier. The proposals will also deliver the unit to match the appearance of the adjacent unit 1 and adjacent units on Milford road.

In principal the external works include:-

- Strip out of the delivery door and associated structure to Units 2 & 3 and install new structural support/surround for the new narrower roller shutter door.
- Removing the existing asbestos cement cladding to the front (south) elevation of Units 2 & 3 and install new cladding rails and frame ready to install a pre-finished steel trapezoidal liner profile, a spacer system, an insulation layer, cavity barriers as required and steel external weathering profiled sheet, complete with sills to base, soffit and reveal flashings to the delivery door and new flashings/bargeboards to the verge from the same system.
- To the masonry/rendered parts of the front (south) elevations to Units 2 & 3, as shown in the enclosed drawings, installing cladding oversheet system comprising of the same specification as above but excluding the cladding rails and trapezoidal liner profile (existing masonry acting as structure and internal skin/liner).
- To the newly created void following removal of the delivery door to the front (south) elevations of units 2 & 3, to either side of the new delivery door structure, installing new low level cavity masonry walls with facing bricks externally to match unit 1.
- Decoration of the profiled cladding to front (south) and left (west) elevations to Unit 1 in light grey with the trims, fascias, sills and bargeboards to be painted in

mid grey (merlin grey). The aforementioned new cladding to units 2 & 3 will be in colours to match.

- Installation of new, narrower roller shutter doors to units 2 & 3 (replacing the existing delivery doors) to match the door seen to unit 1.
- Decoration of the low level masonry to the front (south) elevations of Units 1-3 and the left (west) elevation of Unit 1 in Mid Grey (Merlin Grey).
- Decoration of the retained delivery door and window shutters to Unit 1 and the existing steel personnel doors to units 1-3 in dark grey (anthracite grey). New delivery doors to units 2 & 3 to be in matching colour.
- Installing new Upvc framed double glazed windows to units 2 & 3 (spec to match those to unit 1, or nearest modern equivalent) to replace existing windows.

Optional items:

- Unit 2 - Replacing the existing asbestos cement sheet clad roof with new metal composite roof sheets (containing insulation) and with GRP roof lights to provide natural light (the alternative is to repair only).
- Unit 3 - Oversheet the existing asbestos cement sheet clad roof with new ashgrid and metal oversheet system (containing insulation) and with new GRP roof lights to provide natural light (the alternative is to repair only).

3.0 EVALUATION OF THE PROPOSAL

The aim of this proposal is to refurbish the external envelope of the existing subject warehouse buildings to improve the overall aesthetics, prolong the lifespan and improve thermal efficiencies. The proposals will also deliver all the subject units to a consistent finish.

4.0 BUILDING DESIGN

4.1 Amount of Floor Space

No additional floor space is being created.

4.2 Layout

The external layout will not change as a result of the works.

4.3 Appearance

The new finishes proposed will give the building a more modern appearance, increase lifespan and will deliver up to match other units on the estate.

5.0 ACCESSIBILITY

Access to and from the site will not be affected by the proposals.

6.0 SUSTAINABILITY

The new cladding to the front (south) elevations (which will contain insulation) and introduction of double glazed windows to units 2 & 3 will enhance the thermal performance of the building. If we do proceed with the replacement and over roofing options to the roofs of units 2 & 3, this will also enhance thermal performance.

7.0 SUMMARY & CONCLUSIONS

In summary, the proposed works have been considered to use in-keeping materials and finishes to modernise the industrial premises and bring in line with the design of the adjacent units. The works will enhance the aesthetics of the unit, increase its lifespan and provide sustainable improvements in readiness for a new leasehold occupier.