



M D Special Projects Limited
property maintenance

Ground Floor, Woodbine Stores
Chavey Down Road
Winkfield
Berks
RG42 7NY

Design & Access Statement

Proposed roof & basement works to 140 Castle Hill, Reading, Berks



Total floor area 177.0 sq. m. (1,905 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Date – 22th February 2019

Ref - REA-791971

Introduction:

140 Castle Hill is located on an elevated location overlooking a busy road in central Reading. The property has suffered water ingress from roof defects and has severe damp issues to the basement due to lack of DPM /DPC & design issues.

Design Statement :

The owner intends to replace the slate roof using similar materials & check and repair any defective timber when the roof is exposed.

The owner also intends to complete damp proofing works to the basement area.

There is no additional floor space generated through the application

Scale

Roof

The roof finish will be in traditional construction using felt and batten with natural slate finish

Existing lead flashings and chimneys are in good condition and to remain in situ

Basement

Given the current use of the basement area, the need to prevent water ingress and the client's specification it is recommended that a cavity drainage membrane (CDM) system designed to BS8102:2009 is installed to the basement. BS8102:2009, the Code of practice for protection of structures against water from the ground is the basis for basement design, and contains guidance on environmental grades, height of water tables, drainage and other information that is used to ensure that a basement waterproofing system will function correctly.

A cavity drainage membrane (CDM) system comprises of studded plastic membrane applied to all walls and floor, a series of drainage channels to remove any water to a sump chamber where a pump passes the water to a

drain. The Isola Platon cavity membrane system is British Board of Agreement Approved for basement waterproofing applications.

Landscaping

There will be no change to the landscaping around the building as a result of this Application

Climate Change/Sustainability

Materials will be responsibly sourced and sustainability and climate change will be considered.

Access Statement

There is no change to the access of the building or to the site.

Report prepared by-

Russell Francis
MD Special Projects Ltd