



Design and Access Statement

for

1-8 Ryan House & 9-16
Simone House
Lancaster Court
Newstead Rise
Reading
RG2 6JX

on behalf of

Thames Valley Housing Association

prepared by

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1 Introduction

1.1 Existing Property

The existing property, 1-8 Ryan House & 9-16 Simone House, houses 16 dwellings across 2 blocks.

The site is relatively flat and has an area of 1745m². The existing properties occupy a combined footprint of 444.5m² (A scaled OS Plan can be found in the supporting drawings).

The existing windows are double-glazed painted timber top and side hung windows in brown. The decoration of the windows is poor, and many windows need replacing.

2 Proposal

2.1 Proposed Works

The applicant proposes to replace all the existing painted brown timber double-glazed top and side hung windows with rosewood PVCu double glazed top and side hung windows, with the fenestration remaining as existing.

This will improve the thermal performance and ventilation to all dwellings without adversely altering the appearance of the property.

3 Conclusions

We consider the proposed window replacement to not adversely affect the appearance of the building with the window replacements being like for like in colour and fenestration, with the only appearance change being from timber to PVCu.

We hope the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: *J. Murray*

Jack Murray

For and on behalf of
Faithorn Farrell Timms LLP

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Appendix A

Photographs

Photograph number	Photograph Description	Photograph
1.	1-8 Ryan House - Front Elevation	
2.	1-8 Ryan House - Rear Elevation	
3.	1-8 Ryan House - Typical Window	

Photograph number	Photograph Description	Photograph
4.	9-16 Simone House – Front Elevation	
5.	9 – 16 Simone House – Rear Elevation	
6.	9 – 16 Simone House – Typical window	