

DESIGN & ACCESS STATEMENT

PROJECT: KENNET WALK

Planning Application Supporting Document

Issue Date: June 2017

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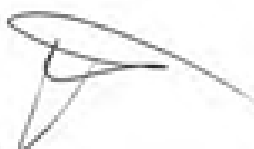
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Prepared by:

Josh Stevens BSc (Hons)



Authorised by:

Chris Mace BSc (Hons) IMaPS MRICS

DESIGN AND ACCESS STATEMENT

To accompany the full planning application for the full window replacement works at:

KENNET WALK

READING

RG1 3GF



Introduction

This Design & Access Statement is to support the full planning plans application for the full window replacement works to each of Kennet Walk located at Kenavon Drive, Reading, RG1 3GF on behalf of Kenavon Drive Management Co Ltd c/o RMG Ltd.

Description

Kennet Walk consists of four blocks situated along the River Kennet (please see Figure 1 below). Blocks A and B of which the planning application and this supporting Design and Access Statement are concerned with, are highlighted in red and blue below. Block A houses properties 2-96, and Block B houses properties 98-176. The large majority the properties within Blocks A and B are privately owned by leaseholders.

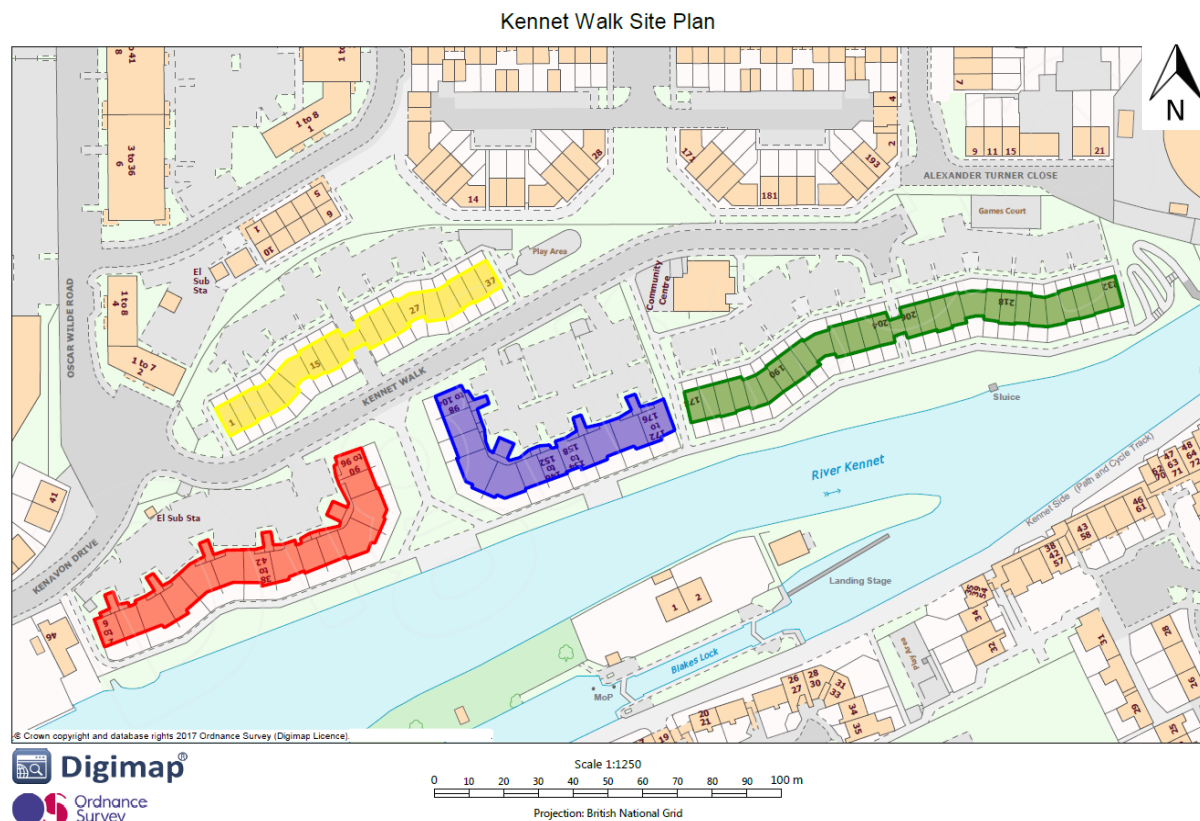


Figure 1: Kennet Walk Site location plan 1:1250 @ A4

The Kennet Walk estate is approximately 1.8 ha (1,800m²) in total with several pathways around the site which link each of the blocks and the various small grass communal areas between the blocks. The estate has various trees and plants, predominantly these are located to the south of the estate along the River Kennet. The estate also has a small number of play areas and games courts to the north. Large tarmacked parking areas serve each of the blocks on the estate and provide parking for the estates residents.

Kennet Walk is situated in close proximity of the River Kennet with three of the four blocks running parallel along the river bank (approximately 12m). The Forbury Retail Park is 0.4km away from the site with Kennet Walk being accessed from Kenavon Drive to the west of the Estate. The nearest train station to Kennet Walk is Reading train station which is located approximately 1.0km away, which is assessable via bus link or on foot (15min walk).

This design and access statement supports our planning application proposing to replace all exiting double glazed timber windows and balcony / patio door sets to the rear of blocks A and B. Specifically, elevations: H/I/J/K/L/M/N to block A and D/E/F elevations to block B (see Figure 2 below). Each of the windows and door sets to these elevations have been subject to extensive weathering causing the timber deteriorate in a relatively short time.

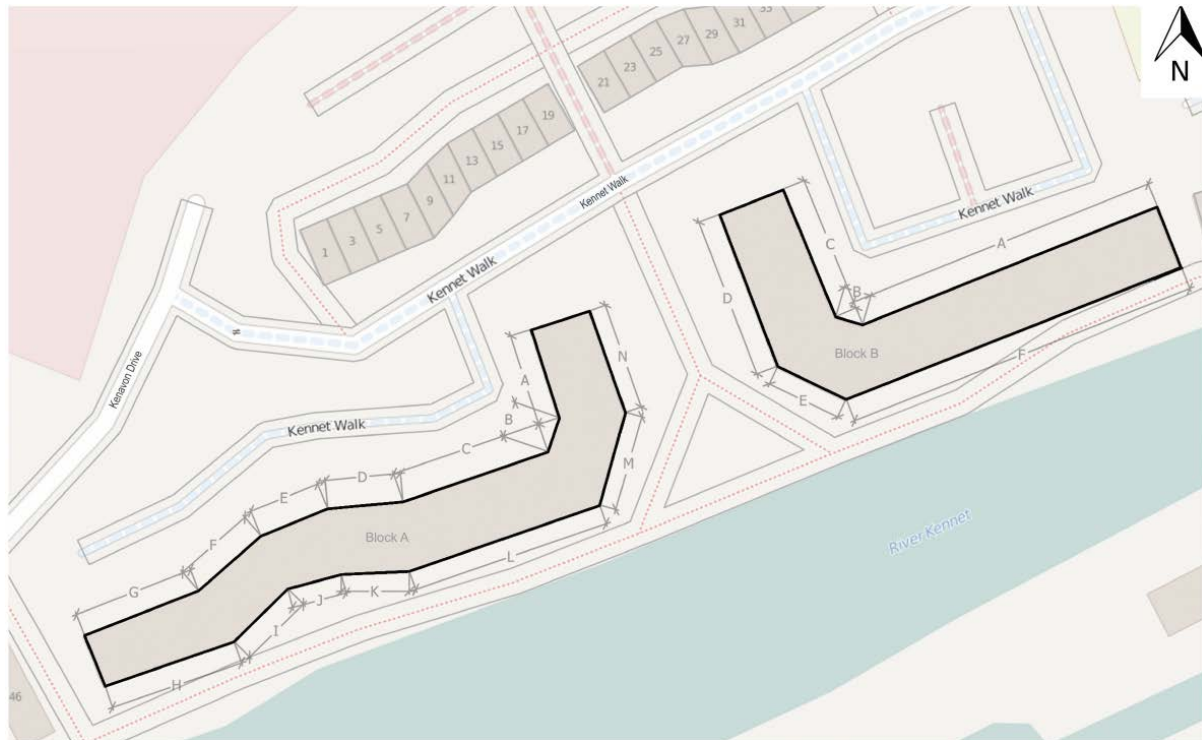


Figure 2: Blocks A and B Elevation Key

We propose to replace the existing double glazed timber window and door sets with new double glazed powder coated aluminium units to match the existing style. The proposed window replacement works form part of a larger works package that Kenavon Drive Management Co Ltd plan to undertake to maintain the buildings fabric, such as brick repairs, pointing works and external decorations. The new window units will be a mixture of powder coated aluminium double glazed top light, casement and fixed units.

There are a small number of window units which we are proposing to alter in terms of opening mechanism as set out within the drawings provided. The design variations include:

- 1) All of the double glazed timber casement windows to the ground floor with in a four pane design, are to be replace with powder coated aluminium double glazed units with two top lights. This is proposed to increase security to each of the ground floor properties
 - a. 16nr. Window units affected to block A; and
 - b. 13nr. Window units affected to block B.
- 2) The four double glazed timber windows to the third floor penthouses in a nine pane design currently have one top light with eight fixed panes. We propose to replace these units with powder coated aluminium double glazed units in a nine pane design to match existing. However, the width of the top light is proposed to be increase to the width of two panes improving ventilation to the properties.
 - a. 2nr. Window units affected to block A (elevation M); and
 - b. 2nr. Window units affected to block A (elevation E).
- 3) All of the double glazed timber patio door sets to the ground floor with four fixed panes either side are to be replace with powder coated aluminium double glazed units with two top lights, one either side of the door. proposed to be increase to the width of two panes improving ventilation to the properties.
 - a. 14nr. Door sets affected to block A; and
 - b. 11nr. Door sets affected to block B.

The elevations affected by the proposed window and door set replacement works are not overlooked by any neighbouring properties due to the elevations facing the River Kennet. The closest properties which have sight of the rear elevations at Kennet Walk are those situated along Anglers Way and Lock Place on the south side of the river. However, these properties are approximately 100m away with various trees and shrubs obscuring the sightline across the river of Kennet Walk. The estate is not located within any of Reading's conservation areas, nor are any of the properties listed. Taking the above into consideration and as the proposed units are to match the design of the existing windows, we believe that any aesthetic impact upon the building and its surroundings will be negligible.

Consultation

Kenavon Drive Management Co Ltd formed a Window Sub Committee, comprising of a 50/50 split between resident and non-resident leaseholders. Any leaseholder within blocks A or B were welcome to join and be part of the committee.

Once formed, the committee were tasked with finalising the best solution for the residents and the desired design and material for the replacement units. The main concern for the residents was the ever increasing maintenance cost for the existing timber window and door sets which are subject to extensive weathering without any protection from surrounding properties. To prevent deterioration, the existing timber window and door sets require annual redecoration and thorough cleaning which is unable to be undertaken readily by the leaseholders without access platforms and or scaffolding.

The Window Sub Committee therefore chose a powder coated aluminium unit in a design to match the existing. This would reduce the required maintenance and cost of the windows while limiting any aesthetical impact upon the block or the surrounding area.

Design Process

The design of the replacement windows will comply with both Approved Documents L (Conservation of fuel and power) and K (Prevention from falling, collision and impact) guidelines, a welcome addition in which all users and residents will appreciate and benefit from.

The proposal is to form part of a major works package across the estate to maintain and restore the buildings fabric. The brief provided by Kenavon Drive Management Co Ltd emphasized the requirement to reduce future maintenance costs and extend the life span with minimal impact upon the overall design and character of Kennet Walk. This was reiterated in the views of the residents in the Window Sub Committee.

Design Use

Both blocks will remain as residential dwellings with various one and two bedroom properties. The proposed windows have been designed with the anticipation of limited future maintenance being undertaken. Therefore, the windows have the following design features to ensure the products longevity;

- a) The proposed windows have a life expectancy service life of approximately 45 years;
- b) The proposed aluminium windows and door sets will be fabricated with a powder coated finish to ensure longevity and minimise the risk of decay / corrosion. This will also remove the cyclical redecoration requirement of the existing window units; and
- c) The proposed windows will have an Ease Clean operating friction system. This system has been chosen to aid ongoing future cleaning maintenance.

Design Layout

The layout of the existing units will not be changed or altered. The proposed replacement window units are to be of a size and to match and fit the existing unit being replaced. As previously stated under the Description section above, there are a small number of slight operational differences between a select number of existing and proposed window units.

Design Scale

Each of the blocks within the Kennet Walk Estate vary in size. However, of the two block concerned within this planning application, Block A is approximately 1,125m² and Block B is approximately 870m². Both blocks front elevations overlook Kennet Walk (road) with the rear elevations running parallel to the River Kennet. Both block is approximately 9.5m wide and are in an “L” shape plan layout. No changes will be made to the footprint of the blocks.

Each of the blocks windows are similar in style, although differ slightly in scale depending on the internal layout of the properties. The proposed windows style and overall size have been designed to match the existing.

Design Appearance

The proposed door sets and window units will be a mixture of double glazed top lights, casements and fixed units of white powder coated aluminium construction and designed to match the existing window units. The proposed finish and construction chosen is aesthetically pleasing and sympathetic to the remaining traditional timber window units to the front elevations of both block A and B. This helps to reduce the visual impact upon the estates appearance while limiting future maintenance simultaneously.

Access

Kennet Walk is accessible via Kenavon Drive. Both block concerned have large car parking areas at the front (north). The rear of the blocks is then accessed via a series of communal footpaths which surround and link each of the blocks. The existing access configuration will remain unchanged as part of this proposal.

Strategy

The Kennet Walk estate is approximately 1.8 ha (1,800m²) with four blocks across the estate. We proposed to replace the existing timber double glazed window and door sets to the rear elevations of two blocks (Block A elevations: H/I/J/K/L/M/N and Block B elevations: D/E/F), with new double glazed powder coated aluminium units to match the existing.

The works are required as the existing timber units having deteriorated and aged from extensive weathering. The south facing elevation is unprotected from weather conditions, in addition there is no safe way in which residents can undertake the cyclical maintenance required to preserve and maintain the existing windows and door sets in a good state of repair. This ultimately results in the windows deteriorating further with a large costly intervention / repair project required to remediate each of the units. Therefore, the replacement of the existing windows with units that require minimal cyclical future maintenance can be seen as a priority within the anticipated works package, helping to reduce the ongoing cost of maintenance.

Appendix A: Site Location Plan

Kennet Walk Site Plan

