

Anthony and Susan Sandall

Proposed Remodelling of Existing Part-Ground floor and Basement into a two bedroomed Residential Apartment.

Brightwell House, 40 Queens Road, Reading
Berkshire, RG1 4AU

Listed Building Consent ref: 161615

Design Statement in support of Release of Conditions



Document Issue Register:					
Issue No.	Issue Date:	Issue Purpose:	Issue Status:	Prepared by:	Approved By:
0	16/08/2017	Release of Conditions application	Initial	DGH	-
1					
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File		The AED Practice	e

The following summarises the proposals against each of the Conditions which require information to be provided.

Condition 2a – Secondary Glazing

Refer to drawing ED404 which provides a sketch detail through the jamb of the existing window showing the proposed arrangement for the secondary glazing. Drawing E405 shows an internal elevation of the window. The proposal is to use the Selecta-Glaze system 90 vertically sliding sash in a white finish with clear glazing.

Condition 2 b – Existing Shutters

Note that, as shown on ED404, no alterations are proposed to the internal shutters, and we request the Condition be released on this basis.

Condition 2c – Rear door and window assembly

Refer to drawing AS1465:PL13 which shows the section profiles for the new ground floor rear door and window assembly. These would comprise a pair of casement doors and a casement side window. Constructed in timber and gloss painted white. The door cill would be hardwood.

Condition 2d – Lightwell surround modifications

Refer to drawing AS1465:PL15 which illustrates the lightwell proposal.

For clarity the front railings are not shown on the illustration but we can confirm that no alteration works are proposed to the front railings.

Condition 3 – new staircase

Refer to drawing AS1465:PL15 which shows the proposal for the new staircase leading to the basement.

Condition 4– Internal partitions and doors

All new doors will be six panel Colonial Style doors as indicated below. The entrance door from the communal Hall into the Flat will have 4 vision panels; and the doors within the flat will have 2 vision panels. Fire rated versions existing and will be used where required by Building Control.



Condition 5– Internal wall treatment

The internal face of external walls will be lined with a proprietary 70mm thickness thermal backed insulation board, such as British Gypsum Gyproc ThermoLine Super or similar board, 1200x2400x70mm, applied direct to the existing wall on plaster dabs, as indicated on drawing ED404. Skirtings and architraves will be brought forward and re-fixed, or new will be run patterned on existing, to suit site conditions.

END