

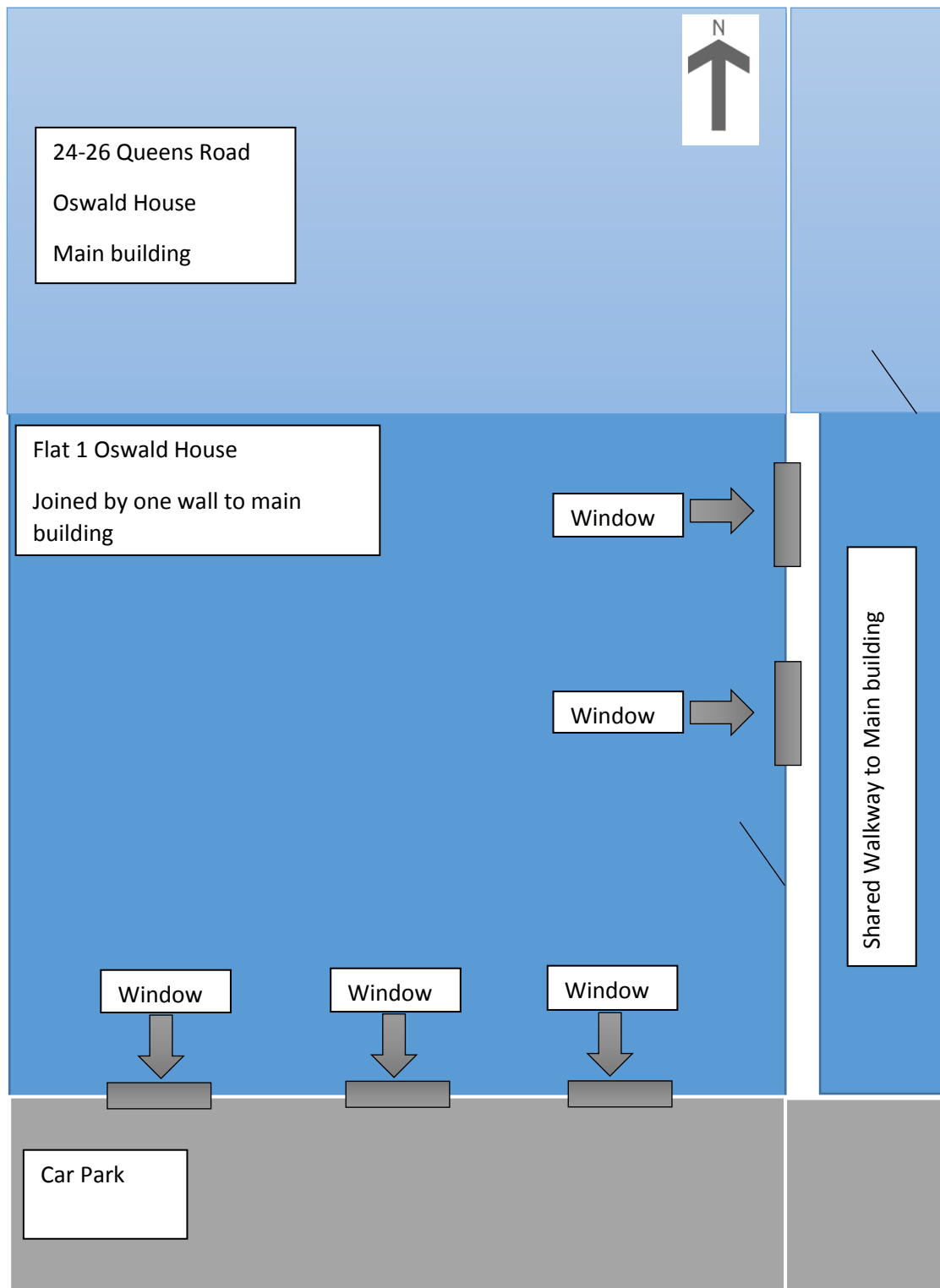
# Design and Access Statement for replacement of windows at

Flat 1  
Oswald House  
24-26 Queens Road  
Reading  
RG1 4AU

## Design and Access Statement

- This application is for the installation of replacement windows with the intention to replace all existing windows, many of which are rotten and of poor appearance and security.
- 24-26 Oswald house is a grade 11 listed building built of brick and stone. Flat 1 is a twentieth century extension built of red brick and mortar situated to the rear of Oswald house.
- All the windows and doors of Flat 1 Oswald house are modern installations and as they are not of original historical features of the main house, we would like to replace these with double glazed UVPC units which adhere to the aesthetic properties of the original windows of flat 1.

- All windows will match surrounding properties that are extensions of other main buildings of Queens road , but will be significantly improved in terms of build material, quality, energy efficiency and detailed appearance
- The new windows will not only reduce our carbon footprint through energy savings but also increase security.
- This proposal has no impact on access to the property. In putting together this proposal, our aim has been to provide high quality replacements that will be resilient to weathering for many years that will not alter the aesthetic look of the building and change it in any visual way that would be of eyesore to our neighbours. We hope very much that it will receive the support of the planning department.
- The following pages show photographs of the existing windows of the Flat and details of the proposed changes.



## Full Layout

The diagram to the left shows in detail the layout of Flat 1 in relation to Oswald House main building.

1

From rear of Oswald House (car park)



### Proposal

- Replacement of all casement windows with frames of a similar appearance. The replacement windows will incorporate thicker double glazing units to improve energy efficiency, sound proofing and security. The frames will be finished in white UVPC.
- The flat is only visible from the car park there is no way for the public to see the building from the main road Queens Road.

2

## Side of Flat



### Proposal

- Replacement of all casement windows with frames of a similar appearance. The replacement windows will incorporate thicker double glazing units to improve energy efficiency, sound proofing and security. The frames will be finished in white UVPC.
- The bedroom windows shown in the pictures are fitted with obscured glass as such any replacement windows will have the same obscured pane put in to retain the original specification.

- As the bedroom windows are so close to the shared access door having the better security and soundproofing of the new windows will greatly help.
- Flat 1 has had items thrown by other residence at the windows nearly shattering them. The increased strength and security of the new windows will greatly reduce the chances of burglary and antisocial damage

# Detailed Design Notes for windows

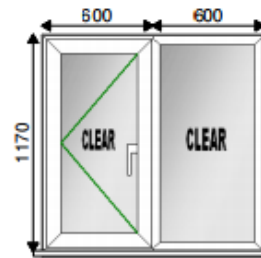
|                      |                                |
|----------------------|--------------------------------|
| <b>System</b>        | Rehau T70C 'A' RATED           |
| <b>Group</b>         | Std Internal Bead Window White |
| <b>Outer Frame</b>   | Std Outer Int Bead White       |
| <b>Casement Sash</b> | BEVELLED SASH INT White        |
| <b>Cill</b>          | 155 Cill White                 |
| <b>Reinforcement</b> | Std                            |
| <b>Main Handles</b>  | White                          |
| <b>Main Hinges</b>   | Egress / Fire Hinge SH         |
| <b>Main Lock</b>     | Shoot Bolt                     |
| <b>Drainage</b>      | CONCEALED                      |
| <b>Bead</b>          | Ogee                           |
| <b>Gasket</b>        | Black Gasket                   |
| <b>Glass Type</b>    | 4mm Soft Grey Swiss, Argon     |

Location: W1, W2, W3

Reinforcement: Std

Total (Exc. VAT):

Total (Inc. VAT):



3 - 1200w x 1170h (Basic Frame Size)

3 - 1200w x 1200h, 30mm Cill

Viewed Outside

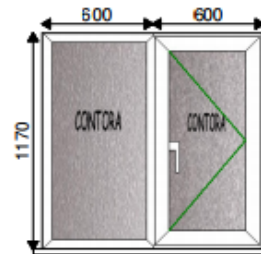
|                      |                                         |
|----------------------|-----------------------------------------|
| <b>System</b>        | Rehau T70C 'A' RATED                    |
| <b>Group</b>         | Std Internal Bead Window White          |
| <b>Outer Frame</b>   | Std Outer Int Bead White                |
| <b>Casement Sash</b> | BEVELLED SASH INT White                 |
| <b>Cill</b>          | 155 Cill White                          |
| <b>Reinforcement</b> | Std                                     |
| <b>Main Handles</b>  | White                                   |
| <b>Main Hinges</b>   | Std Hinge                               |
| <b>Main Lock</b>     | Shoot Bolt                              |
| <b>Drainage</b>      | CONCEALED                               |
| <b>Bead</b>          | Ogee                                    |
| <b>Gasket</b>        | Black Gasket                            |
| <b>Glass Type</b>    | 4mm Soft OBS_ Contora Grey Swiss, Argon |

Location: W4, W5

Reinforcement: Std

Total (Exc. VAT):

Total (Inc. VAT):



2 - 1200w x 1170h (Basic Frame Size)

2 - 1200w x 1200h, 30mm Cill

Viewed Outside