



Design Access Statement

Fishers Court
Peppard Road
Emmer Green
Reading
Berkshire
RG4 8UQ

Prepared on behalf of
First Port Retirement Property Services Ltd
Development Number 12359

April 2017

AHR Building Consultancy
2016.00039.098

Design Statement

Background

The application relates to works involved at

Fishers Court
Peppard Road
Emmer Green
Reading
Berkshire
RG4 8UQ

Existing Buildings and Surroundings

The site consists of 16no one and two-bedroom apartments situated within one main block and one small block. Pedestrian and vehicle access to site is from Peppard Road, which leads to the front of the site and car park area. The site is surrounded by a mixture of residential and commercial properties on all sides.

The development is of modern construction, elevations are finished in modern facing brickwork, with contrasting brickwork banding, clay hung tiles and timber cladding. The development has a pitched roof, finished in concrete pantiles.

The existing windows and doors are timber framed double glazed units and are in poor condition and have been deteriorating over time.

The building is not listed and does not fall within any Conservation Area.

It is apparent that many properties in the immediate vicinity of Fishers Court do already have modern PVC-u framed windows and doors, namely along Peppard Road, numbers 247-275, Cavendish Road opposite the Fishers Court development also has PVC-u windows. Therefore the proposed replacements would be in line with the character and appearance of the neighbouring properties. Furthermore, PVC-u windows have already been installed elsewhere within the development, which follows the design and appearance of the timber windows on-site closely, we believe does not change the appearance of the building or the surrounding area.

Proposal

The existing timber framed windows on site are approaching the end of their life expectancy and our client wishes to replace all units with new double glazed (PVC-u) extruded profiles conforming with the British Plastics Federation/British Board of Agreement and installed by a FENSA approved contractor.

Our client is seeking to replace the existing timber framed windows (colour – brown) with new PVC-u framed double glazed windows (colour – brown) in a style, size, layout and colour to match existing. The proposed fenestration details, opening lights and other details will match the current arrangements in order to minimise any impact on the appearance of the facades.

The proposal also involves the replacement of existing timber framed doors (colour-brown) with new PVC-u framed double glazed doors (colour-brown), in a style, size, layout and colour to match existing.

The proposal also involves the replacement of existing timber soffits (colour-brown), timber fascia's (colour – brown) and timber cladding (colour – brown) with new PVC-u (colour-brown), in a style, size, layout and colour to match existing.

The proposed change of material is to reduce future on-going maintenance costs associated with timber repair and redecoration works and to improve the thermal efficiency of the buildings. The proposed double glazed PVC-u windows and PVC-u framed door designs will follow closely to the existing design as to not change the appearance of the building or the surrounding area.

Furthermore, the disrepair and warping of the existing timber windows has led to a number of residents suffering with damp and mould, as a result of draughts and water ingress. As such, changing to a new uPVC window will also reduce the discomfort to the resident.

Photos

Photos 1: Existing External Elevations – Two Semi-Detached Dwellings



Photos 2: East Facing External Elevations (Main block with 16 dwellings)



Photos 3: North Facing External Elevation (Main block with 16 dwellings)



Photo 4: External West Facing Elevation (Rear of the Main block with 16 dwellings)



Photo 5: External North Facing Elevation (Rear of the Main block with 16 dwellings)



Photo 6: External North Facing Elevation (Rear of the Main block with 16 dwellings)



Photo 7: Existing properties adjacent to site with PVC-u windows.



Therefore the proposed upgrades have occurred elsewhere and is in keeping with the character and appearance of the neighbouring properties