

Unit 6 Worton Grange, Reading – Proposed external modifications – Justifications

Glazing and Cladding

The current office glazing and spandrel panels are single glazed. To be replaced with new similar double glazing and insulated panels to comply with current building regulations and improve the building's carbon performance. The windows will be UPVC with an external anthracite coloured film finish.

Similarly the cladding to the office elevations dates to the original construction in 1980 and offers poor thermal performance. This will be replaced with flat faced composite cladding to comply with modern building regulations and improve the building's carbon performance.

Areas of the higher level glazing at the South of the West elevation (right photograph below) will be replaced with ventilation louvres to serve new high efficiency mechanical ventilation to the offices, to allow heat recovery and again improve the buildings carbon performance.



Unit 6 Worton Grange, Reading – Proposed external modifications – Justifications

The building only has level access (goods) doors and this will limit its appeal to occupiers and hence letting prospects and the associated employment. To the north end of the west elevation two dock doors are to be introduced, one to replace the existing level access door. In conjunction with this work it will be necessary to replace the cladding to comply with building regulations and this again will be replaced with composite flat faced vertically fitted cladding complying with modern building regulations and will further improve the building's carbon performance. Note that where there are full height single glazed panels serving the warehouse these will be replaced with matching flat face composite panels to improve the buildings thermal performance and also security.



Unit 6 Worton Grange, Reading – Proposed external modifications – Justifications

The new sloping dock ramps will be formed within the existing yard area approximately as shown. Drainage will again be taken to the existing drainage interceptor as per the existing yard drainage arrangements.



Generally the exterior will be repainted in a combination of light and dark grey to improve the appearance of the building for new occupiers/employers. Dark grey to the new office cladding with light grey elsewhere and dark grey trims.



Unit 6 Worton Grange, Reading – Proposed external modifications – Justifications

Cooling and Heating

This is to be replaced with a new high efficiency electrical system replacing the current gas boiler and thereby improving the building's carbon performance. New external condensers to serve this new equipment will be sited alongside the South elevation as shown. Note that all adjacent uses are industrial and warehousing. As per the location plan this building stands at a considerable distance from adjacent buildings.

End