

Design and Access Statement

On behalf of

Southern Housing

Prepared by

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1 Site Name and Location



1-7 Gelder Close
Reading,
RG6 3US

1-7 Gelder Close is a block located within the urban town of Reading, Berkshire consisting of 4 no flats. The area has good transport links both via train and car with Reading Railway Station being less than 5 miles. Transport links via car is good with access to the M4 that leads to M25 and London.

2 Current Use

The buildings are of use class C3. This classification will remain unchanged with these proposals.

3 Scope of the Proposals

The proposed works consists of the replacement of existing timber casement windows to PVCu casement windows to all elevations and the replacement of existing front entrance doors and patio doors to composite and PVCu. Please refer to the proposed elevations and window and door schedules included within this planning application that shows all the existing windows and doors to be replaced. Details of the proposed PVCu windows and composite / PVCu doors have also been included within this planning application.

4 Reasons for Proposals

The existing windows and doors have visually deteriorated and beyond serviceable repair. We are of the opinion that their replacement would benefit from an improved appearance, greater thermal comfort and better security.

5 Layout

The proposals do not affect the internal layout of the flats nor the external layout of the block/estate. The window fenestration is to remain unchanged.

6 Access

Access to the flats is gained via the 4no flat entrance doors located on Gelder Close. The front and side elevations of the block are visible from the highway.

7 Appearance

The proposed material of the windows is PVCu finished in White externally and the proposed material of the new flat entrance doors are composite with the resident choice of colour. New PVCu units are to incorporate a larger trickle vent hood to all windows to meet current building regulation requirements. The existing windows and doors are visibly deteriorating and are at the end of their serviceable life. We are of the opinion that their replacement would overall greatly improve building's appearance.

