

W1236 THE WIRE MILL, SOUTHCOTE FARM LANE, READING

Application reference number: 171588

Revision: B

CONDITION No.3: SCHEDULE OF MATERIALS

External walls:

- North Elevation: Existing Bath stonework is to be retained, with repairs made as necessary. Any new stonework is to match existing.
- South Elevation: Existing brickwork is to be retained, with repairs/cleaning made as necessary. Any new brickwork is to match existing.
- South Elevation: Existing area of wall with patchy stone/brick finish to South Elevation to receive new 3-coat lime rendered wall finish
- East & West Elevation: Walls to be extended up in height as necessary, to underside of new roof. New/existing walls to receive new 3-coat lime rendered wall finish

Rainwater goods:

- Dark grey powder coated aluminium gutters and downpipes

Doors & Windows:

- Dark Grey powder coated aluminium external window and door frames
- Where windows/doors are to be installed within existing openings, the existing brick cills and voussoirs/head details are to be retained.
- Where windows/doors are to be installed within new openings, the existing brick cills and voussoirs/head details are to be replicated.
- For fenestration reveal details, please refer to Drawing W1236-130

Cladding:

- VM Zinc, or equivalent, standing seam façade panels, with dark grey finish

Roof:

- VM Zinc, or equivalent, standing seam zinc roof, with dark grey finish

CONDITION No.4: DRAINAGE

- Rainwater harvesting to be used for surface water collected from the new roof; refer to Drawing W1236-150 for area of storage tank
- Foul drainage to be discharged to an Apex submerged Aerated Filter sewage treatment plant ; refer to Drawing W1236-150 for area of storage tank

CONDITION No.5: CONSTRUCTION METHOD STATEMENT & CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- Please refer to separate documents

CONDITION No.6: BAT SURVEY

- It is intended for the development to be commenced before August 2019.

CONDITION No.7: CONTAMINATION

- Your Environment LTD have been commissioned to complete a phase 1 contamination report; please refer to separate document

CONDITION No.8: REMEDIATION SCHEME

- As part on the contamination report a risk assessment has been included, all possible contaminants are considered to be low or low/moderate risk. All suggested sources of contamination can be prevented via simple actions during the development as per the Risk Assessment e.g. wearing PPE. There are no direct actions required to bring the site up to standard before work can start. However, construction will take place as per the Environmental Management Plan to ensure no contamination will take place as part of the building work

CONDITION No.9: REMEDIATION SCHEME IMPLEMENTATION

- As there are no immediate contamination risks within the site a watching brief will be employed and work halted if necessary with advice sought from the relevant body about how to proceed. Due to the nature of the build and the fact that foundations are already in situ (from existing building) very little ground excavation will be required reducing the opportunity for contamination to take place

CONDITION No.10: HISTORIC BUILDING SURVEY

Thames Valley Archaeological Services were employed to carry out a Historic Building Survey (to level II), the full report is attached.

Elements of the existing building to preserve:

- Front facade to be fully retained/restored including window and door openings and lintels
- Metal work (sluices etc) to be incorporated into the build where possible. Elements that do not lend themselves to feature in the fabric of the build to be incorporated where possible as furniture e.g. sluice wheels incorporated in construction of tables
- Bricks removed where new windows and doors are installed are to be reused where possible

Proposed interpretation for visitors

- Viewing floor window in both cafe and managers apartment to showcase brickwork tank foundations, lit in a sympathetic manner. Interpretation included below the glass or etched in the glass and/or surround.
- The cafe area will be decorated with various canal related items, e.g. historic photos, maps and memorabilia to give visitors more information about the site
- The owners are keen to tell the story of the building and will continue to incorporate features e.g:
 - a bench installed that incorporates a map of the K&A canal into the back of the seat, highlighting the location of the Wire Mill
 - Tables with glass tops can be used to house interpretation, maps and details of how canals operate
 - An interpretation panel added in a place viewable externally for people to see when the building is closed

CONDITION No.11: ARCHAEOLOGICAL WORK

- Due to the nature of the build and the fact that foundations are already in situ (from existing building) very little ground excavation will be required reducing the opportunity for disturbing surrounding ground. Although unlikely any hidden archaeology is likely to remain undisturbed. However, for any groundwork planned to take place TVAS have offered their services to oversee work

CONDITION No.12: ARBORICULTURAL METHOD STATEMENT & TREE PROTECTION PLAN

- Urban Tree Experts have been commissioned to complete a Method statement and tree protection plan; please refer to separate document.

CONDITION No.13: LANDSCAPING

- Please refer to drawing W1236-150
- A historic plan for the pipework is attached. Investigation of the site has found that the two pipes marked crossing the canal still exist and can be used to provide services. The first will be used to provide an emptying facility for wastewater from water treatment system housed within the metal back tanks. The second will be used to provide power, clean water and internet across to the building site