

Planning statement

108 London Street

Discharge of conditions for listed building consent

This Planning Statement is submitted on behalf of Aspire 108 London Street Ltd ('the Applicant') to Reading Borough Council (RBC), in support of discharge of conditions to the listed building consent (application nr: 181223) relating to land at 108 London Street and Prince Regent House, Reading ('the site').

To be read in conjunction with following architect drawings:

061-T10 190812 (schedule of works showing plans to proposed works which are to be retained, removed and added. Referring to the heritage statement)

061-T20A 190812(details showing partitions which are to be added)

061-T21A 190812 (details showing windows which are to be retained and added)

061-T22A 190812 (details showing doors which are to be added)

To be read in conjunction with the heritage statement submitted for the planning application of 181223:

108 LONDON STREET, READING, BERKSHIRE

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July 2018

Conditions to be discharged:

3 – Works to be removed, dismantled or stripped out

Refer to architect drawings 061-T10 190812 for schedule of works

4 – Existing timber structure and panelling removal

Refer to architect drawings 061-T10 190812 for schedule of works

5 – Doors to be retained, made shut and reversible. None

Refer to architect drawings 061-T10 190812 for schedule of works

6 – New internal partitions

Refer to architect drawings 061-T10 190812 for schedule of works

Refer to architect drawings 061-T22A 190812 for details of partition walls and ceiling

7 – New external and internal works

Refer to architect drawings 061-T10 190812 for schedule of works

Refer to architect drawings 061-T21A 190812 for details of new secondary glazing

Refer to architect drawings 061-T22A 190812 for details of new doors

8 – External works for services

Refer to architect drawings 061-T10 190812 for schedule of works

Summary

The applicant seek to discharge the planning conditions as per layout of the approved drawings from planning application 181223 for the listed building consent.

Assumed to what is classified as original and to be retained are externally the façade/roof, entrance door and sash windows. Internally to what is original and to be retained are the chimney breast/stack in the middle of the building and perimeter party walls to all floors. The timber joists between floor levels and roof rafters.

For the proposed works referred to in the submitted architect drawings the external works to façade/roof are to be retained as is and made good. Only a few external services (svp and roof cowl) on the roof are to be added and not visible from street. Internally most non-original stud walls, doors and moldings (skirting, dado rail and cornice) are to be removed in order to add the separating partitions and stud walls for the flats. Non-original door and skirting on the existing ground floor hallway are to be retained as is within the parts of the proposed hallway. Rest of non-original doors are to be removed. The existing non-original staircase (and balustrade) up to second floor is to be retained, added new timber steps and repainted. The non-original timber floor boards are to be retained. Made visible within the proposed hallway on all floors. In flats they are to be covered with proposed timber flooring with acoustic overlay.

The submitted architect drawings of 061-T10 highlight all proposed works externally and internally to the listed building and referencing to the heritage statement, clarified by having each partition colour coded. Each partition is also colour coded to which are added (blue) and which are to be removed (dashed orange). Architect drawings of 061-T20A highlight all details of the added wall/ceiling partitions, all to be constructed in timber. Added wall linings to be dot and dab facing façade and party walls. Architect drawings 061-T21A highlight the window details and showcase the internal slim sized secondary glazing which are to be installed to all windows. Architect drawings 061-T22A highlight the details of the added doors.