

proposed amendments to approval 181197

Project Friar Street
Date 19th March 2019
Ref 10768-OD01-ProposedAmendmentsToApproval181197

The following schedule summarises proposed amendments to the approved scheme 181197. Following conversation with Jonathan Markwell (Reading Planning), we understand that a number of proposed changes do not require further permission (outlined below). The remaining amendments are considered minor, and are outlined below. This application should be read in conjunction with the approved scheme 181197. For ease, we have reattached the key documents (including the design and access / heritage statement and approved plans) of application 181197.

Proposed amendment	Reason	Proposed action	Drawing ref (where applicable)
Basement			
Existing walls in B06 / B07 (shower room / store) retained in lieu of proposed arrangement.	The existing arrangement can be reused, so as to avoid unnecessary demolition works.	No action. We understand retaining existing arrangement does not require permission.	
Proposed bike store B07 omitted.	Available space not considered adequate for bike storage. Omission has avoided demolition works.	No action. We understand no action as no change of use proposed. Present building has no bike storage.	
Relocation of the boiler from proposed room B04 to B06, with boiler flue penetration (2no.) into courtyard.	Proposed repositioning will avoid considerable work within the chimney stack above B04 (which was to house a concealed flue).	LBC application. We do not consider forming of the penetrations into the courtyard will cause significant harm to the building.	PL-0110B
Ground floor			
Existing G1 draft lobby doors retained.	Client wishes to retain and refurbish doors, to prevent stairwell drafts.	No action.	Page 63 of 10768-SitePhotos

		We understand retaining existing arrangement does not require permission.	
Proposed G01 platform lift omitted.	Omission of platform lift avoids disruptive and prohibitively expensive works to the staircase sub-structure (which emerged during technical development).	No action. We understand retaining existing arrangement does not require permission. Note, building control have confirmed existing arrangement is acceptable.	
Proposed G01 landing linings (concealing services) layout amended.	To accommodate services, whilst providing required clear width on landing.	LBC application. The works are believed minor, and are not considered to cause significant harm the building.	PL-0111B
First floor			
Proposed formation of F07 / F08 opening omitted.	Client wishes to retain subdivision of spaces.	No action. We understand retaining existing arrangement does not require permission.	
Existing F07 / F08 existing (modern) opening closed.	Client wishes to restore subdivision of spaces.	LBC application. The works are believed minor, and are not considered to cause significant harm the building. Removal of the opening will be of benefit to the historic rooms.	PL-0111B
Proposed F02 / F03 glazed screen omitted (note, proposed opening retained).	Client wishes allow F02 / F03 space to function as a single space.	No action. We understand not implementing an element of the present permission is not an issue.	

Proposed arrangement of new partitions in F06.1 / F06.2 amended.	To house concealed service riser.	LBC application. The works are believed minor, and are not considered to cause significant harm the building.	PL-0111B
Existing F02 / F10.1 opening retained in lieu of widened opening.	To avoid considerable structural works.	No action. We understand retaining existing arrangement does not require permission.	
Second floor			
Proposed arrangement of new FS05 / S06 / S07 / S08 partitions amended.	To form a larger kitchenette.	LBC application. The works are believed minor, and are not considered to cause significant harm the building.	PL-0112B
Third floor			
New store formed on T10 landing bridge (to T03).	To provide T03 storage.	LBC application. The works are believed minor, and are not considered to cause significant harm the building. Note, the landing bridge is a later modification of the staircase and is the joinery is of a notable less quality.	PL-0113B and page 55 of 10768-SitePhotos

Proposed new partition installed in T12.	To segregate a kitchenette area in the T12 area.	LBC application. The works are believed minor, and are not considered to cause significant harm the building. Note, the arrangement part-mirrors the existing layout, however it is deemed unlikely the existing partitions can be adapted to suit. Current permission allows for removal of existing partitions in this area.	PL-0113B
Minor widening of proposed T08 / T09 opening, and omission of bi-fold doors, to form single room space (note historic truss above retained exposed).	To provide a larger working area.	LBC application. The works are believed minor, and are not considered to cause significant harm the building. The present approval allows for creating a large opening between rooms. This request is for the remaining ribs to be removed, to form a larger single space. The significant roof truss will be retained and presented.	PL-0113B
1no. T11 proposed rooflight omitted.	To suit revised room.	No action. We understand not implementing an element of the present permission is not an issue.	
Roof			
Proposed ventilation cowl to lead flat roof.	To provide ventilation supply to WCs / kitchen, avoiding floor-by-floor penetrations through external wall.	LBC application. The works are believed minor, and are not considered to cause significant harm the building.	PL-0115B

General works

Retain existing areas of exposed brickwork as found. Namely, that in existing rooms G02 / F03 / F09 / S03 / S04 / S05 / S08 & S09 / S12 / T03 / T13. Seal with transparent consolidate (to manage dust).

Our client enjoys the aesthetic of exposed brickwork, and would like to take the opportunity to retain areas presently missing plaster. This is also, pragmatically, allow funds for conserving other original fabric.

No action.
As exposed masonry is an existing condition, we understand we do not require permission to retain. Note, areas of retained plaster and cornice are still to be restored.

Refer to 10768-SK016, 10768- SK017 and 10768-SK018.

Remove plaster from selected walls in existing rooms T03 / T05 / T11 / T12.

For aesthetic reasons, our client would like to remove some limited areas of plaster on the third floor.

LBC application.
Whilst these works will entail removal of limited historic fabric, the locations are third floor (rather than principal accommodation) and are not considered of any exceptional historic value. Opportunity has already been taken to comprehensively alter the volume of these rooms (by lifting ceilings) and we consider these work in-keeping with forming feature contemporary spaces off the restored stair-hall. As such, we do not consider this work to cause significant harm to the building.

Refer to 10768-SK018.

Removal of very limited remaining cornice and joinery remnants, where retaining exposed masonry surfaces.	Where plaster has been previously removed, cornice and joinery is often locally very damaged. It is desired to allow the floorboards /ceilings to meet the brick walls directly, therefore removal of some limited remnants will be required.	LBC application. Whilst these works will entail removal of limited historic fabric, the majority is already severely damaged or (in the case of the third floor) considered of little heritage value. Where arising material is in sound condition, it is proposed to reuse in the general repair works.	Refer to 10768-SK016, 10768- SK017 and 10768-SK018.
Draft proofing of timber sash windows, consisting of replacement of staff and parting beads with new timber beads with seals.	To thermally improve the performance of the windows.	LBC application. Whilst these works will entail replacement of limited historic fabric, the replaced fabric is not considered significant in its own right and the works will retain the overall window appearance. The works will offer considerable energy benefits, whilst avoiding interventions such as secondary or double glazing, and are considered proportionate.	

END OF SCHEDULE