

office refurbishment/alterations
149/150 friar street and 2/4 queen victoria street, reading
design and access statement
(including brief planning statement and heritage statement)
Issue 01 dated 9 July 2018



00
contents and
design team

Application description:

The refurbishment of, and alternations to, the
existing premises for continued office use.
Works to include window and door repairs and
reinstatement, ceiling repairs and restoration,
removal of modern partitions, opening up of
various smaller spaces, restoration of the original
staircase and landing arrangement, replacement
of the roof linings, general decoration and
incorporation of new WCs, kitchens and services



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CONTENTS			
1.00	Introduction	4.00	Other issues
1.01	Background	4.01	Materials
1.02	Summary of proposals	4.02	Building services
1.03	Planning statement	4.03	Structural
1.04	Client brief	4.04	Fire
		4.05	Acoustics
2.00	Site and context	4.06	Access
2.01	Location	4.07	Refuse
2.02	Description	4.08	Cycles and parking
2.03	Designations	4.09	Sustainability
2.04	Historical development		
2.05	Significance	5.00	Heritage impact assessment
3.00	Design proposals	6.00	Appendices
3.01	Overview		Selected LBC Application
3.02	Repairs		drawings
3.03	Roof repairs		
3.04	New fabric		
3.05	Proposed uses		
3.06	Refurbishment strategy		
3.07	Precedents		
3.08	Proposed first floor		
3.09	Proposed second floor		
3.10	Proposed third floor		
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1.01 BACKGROUND

Site address:
Upper Floors, Ground Floor Lobbies and Part-basement, 149/150 Friar Street & 2/4 Queen Victoria Street, Reading RG1 1HE.

This Design & Access Statement (DAS) has been prepared by Ferguson Mann Architects on the instructions of TCN UK (Client) in connection with an Application for Listed Building Consent (LBC) for the refurbishment of 149-150 Friar Street and 2-4 Queen Victorian Street in Reading, Berkshire.

This DAS also contains the following additional information:

- Planning Statement (see Section 1)
- Heritage Statement comprising Section 2.04 (Designation), Section 2.04 (Historical Development, Section 2.05 (Significance) and Section 5.0 (Heritage Impact Assessment)

This DAS is to be read in conjunction with the other information that forms part of the LBC submission:

- Application form
- Ownership certificate
- Location plan
- Site block plan
- Application fee (not required for LBC)
- Heritage statement
- Existing and proposed drawings
- Photographic record document
- Planning statement (see DAS Section 1)
- R&D asbestos report
- Planning Validation checklist

TCN UK recently moved their business from London to Reading and are looking to invest in the area to support the growth of small businesses. They have invested in similar developments in Bristol, Birmingham, London,

Norwich, Bridgwater and Bath.

In 2018, TCN UK purchased a long lease on the property that is the subject of this Application. This is with the aim of moving their main office into the building. In addition, TCN UK wish to create a flexible office environment for like minded small businesses to rent space. There will be rooms for 2 - 8 person businesses available in a club style atmosphere with an emphasis on accelerating growth and collaboration.

1.02 SUMMARY OF PROPOSALS

The proposal is to refurbish and adapt the existing office premises. It excludes the retail spaces at ground level.

Works will include:

- Re-roofing including new natural slates, flashings etc.
- Repairing/upgrading/replacing windows where required,
- Repairs/upgrading/replacing ceilings,
- Removing inappropriate later internal partitions/additions,
- Opening up various smaller rooms to form larger spaces,
- Opening up the main stair lobby and providing accessible ground to first floor transport,
- Incorporating new toilets and kitchens,
- Replacing services throughout,
- Redecorations/ internal finishes and
- General repairs.

The first floor accommodates reception, casual working areas and formal meeting rooms, tea point, toilets and a disabled toilet.

The second and third floors are more general office space, with TCN UK taking the top/third floor as their office. The second floor will retain almost entirely the more cellular approach of the existing layouts.

The demise set out in the lease includes:

- Part of the basement
- Ground floor entrance lobbies/stair (excluding the retail units)
- First floor complete
- Second floor complete
- Third floor complete

01 introduction

01 introduction

1.03 PLANNING STATEMENT

149/150 Friar Street and 2/4 Queen Victoria Street lies within the designated primary shopping area and central core of the town centre and is within an air quality management area.

The site comprises two separate buildings which have been linked to comprise a mixed used property occupying a corner area at Friar Street and Queen Victoria Street in the town centre of Reading.

Given that the proposed works are for principally repairs and minor alterations, and the building will retain the same planning use (office use), it is not considered necessary to include a full detailed planning statement.

Recent planning history

- **Application 970681:** Rebuild wall between 149-153 Friar St and 6 Queen Victoria St to form 2 shop units. Application permitted.
- **Application 950890:** New shop front and formation of new corridor to provide independent access to upper floors at 4 Queen Victoria Street. Application permitted.
- **Application 940836:** New partitions, alterations to cornices, new doors. Removal of staircase to No 4. Block up staircase windows (sashes to remain) at 4 Queen Victoria Street. Application refused.
- **Application 170211:** Conversion of the existing office use on the first, second and third floors of the existing building to become 6 no 2 bed residential units, including minor internal alterations. Application permitted.

1.04 CLIENT BRIEF

TCN UK are an award winning property company who specialise in the regeneration of unloved buildings, create surprising places and manage vibrant communities. TCN look to retain and enhance the original character and history of the buildings they own to offer unique and inspiring workspace.

See <https://www.tcnuk.co.uk>

Ferguson Mann Architects (FMA) were appointed by TCN UK in May 2018 to act as Lead Consultant and to provide Architectural and Principal Designer services for the refurbishment of the building.

FMA has a national reputation for award winning architecture, urban design and conservation. They have a proven track record in combining these areas of expertise to deliver regeneration projects ranging from individual buildings to major urban areas.

With regard to existing buildings, FMA's work includes:

- Brunel's Clifton Suspension Bridge, (6)
- Ironbridge in Shropshire,
- Royal William Yard in Plymouth, (4)
- Prior Park in Bath, (5)
- Bridewell Island, Bristol, (3)
- Paintworks in Bristol, (2)
- Tobacco Factory also in Bristol,
- And our own office in King Street, Bristol. (1)

See <https://www.fm-architects.co.uk>

Momentum Consulting Engineers are appointed as Structural Engineers and Method Consulting are appointed as Mechanical and Electrical Engineers.

Brief

The proposal is to refurbish and adapt the existing premises for office use. The property is to house TCN UK head office (around 1,000ft² for 10 people) as well a contemporary flexible working environment with space available to other businesses.

Works will include repairing/upgrading/replacing windows, repairs/upgrading/replacing ceilings, removing inappropriate later additions, opening up various smaller rooms to form larger spaces, opening up the main stair lobby and providing accessible ground to first floor transport, incorporating new toilets and kitchens, new services, redecorations/ internal finishes and general repairs. The landlord would be completing further roof repairs.

Whilst nothing is fixed at this stage, the first floor is intended to accommodate a flexible working environment for small businesses with spaces both quiet and more lively, workspace, meeting rooms, and perhaps kitchen areas/disabled toilets. This could be more open plan within the constraints of the Listing/necessary consents.

The second and third floors could be more general office space, with perhaps TCN UK taking the second floor as a whole (or perhaps the third floor). These two floors will retain the more cellular approach of the existing layouts.

The programme is to complete the works as soon as possible, with a preference for TCN UK to move in later in the year.

01
introduction

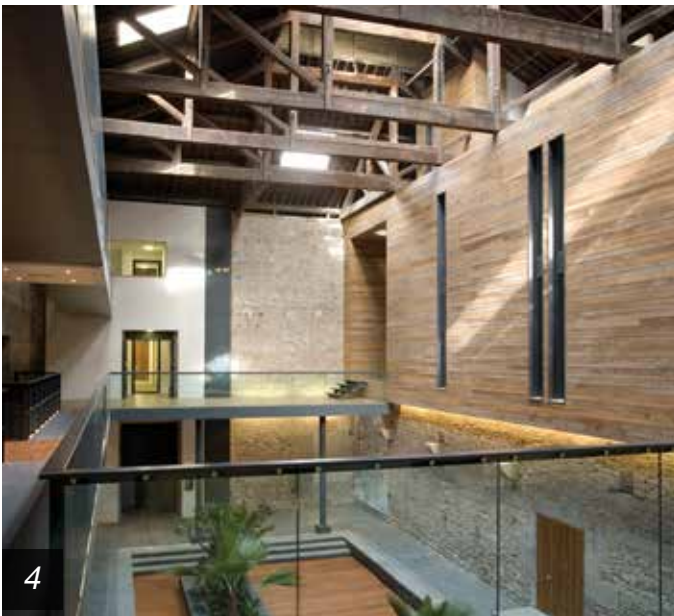


Fig 1-6 Examples of relevant work by Ferguson Mann Architects

02 site and context *location*

2.01 LOCATION

Friar street is located in central Reading, forming a principal street between the station / transport hub and the principal shopping district.

Forming part of the significant listed street, the structure benefits from a landmark setting with sight-lines from the station.

The characterful decorative masonry of the street makes a significant contribution to the local townscape.

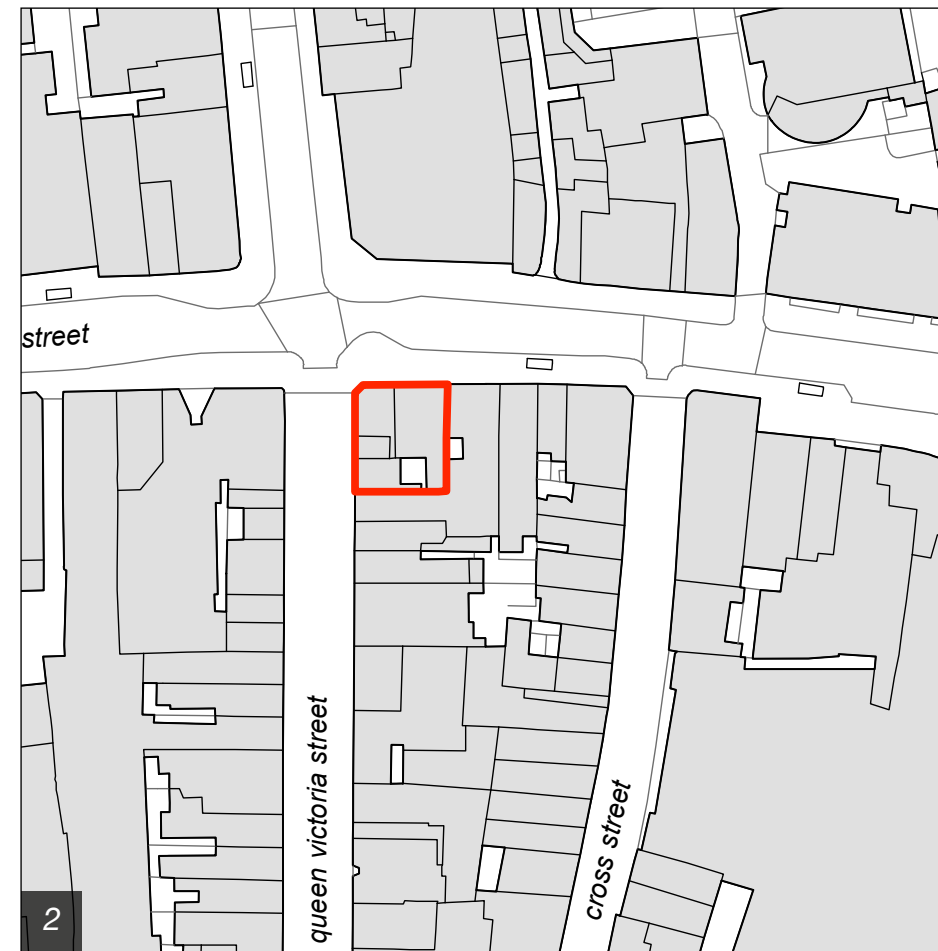
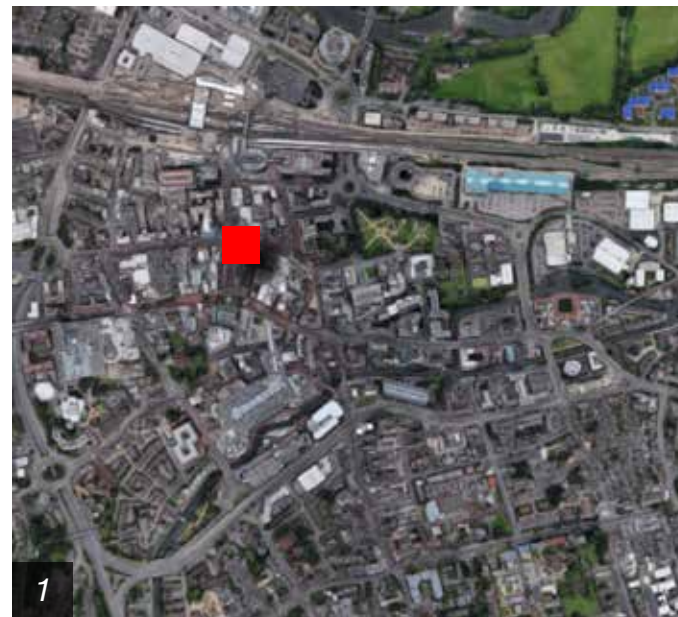


Fig 1: Location aerial

Fig 2: Location plan

Fig 3: Block plan





2.02 DESCRIPTION

149/150 Friar Street and 2/4 Queen Victoria Street is a five storey Edwardian Grade II Listed building (circa 1894) constructed in ‘Free Baroque’ style, set on a prominent corner plot in central Reading.

The premises comprise of three floors of vacant cellular office accommodation, a ground floor ‘grand entrance’ and secondary escape stair, and an area of the basement.

Office accommodation is positioned above ground-floor retail spaces (these retail areas are outside of the lease demise).

Site area is 248m2 (0.025ha)

Internal floor area or GIA (forming part of this application) is:

Third floor	186m2
Second floor	187m2
First floor	187m2
Ground floor	9m2
Basement	63m2
Total	632m2/6,803ft2

02
site and context
description

Fig 1: Location aerial

02 site and context description

The striking elevations comprise of buff/yellow brick and sculpted terracotta ornamentation with a slate pitched roof, which in turn forms part of the impressive and civic set-piece street. The offices contain many impressive historic features, however later adaption has led to some harmful (and mostly reversible) alternations.

Generally, interiors are in a poor state of repair due to neglect and lack of occupation. There are signs of significant water ingress, roof damage, lost and damaged windows, ceilings and other linings damaged or missing. Despite this, the original character is very much present, and the building presents an exciting opportunity to create distinctive and appealing development.



Fig 1: Exterior view

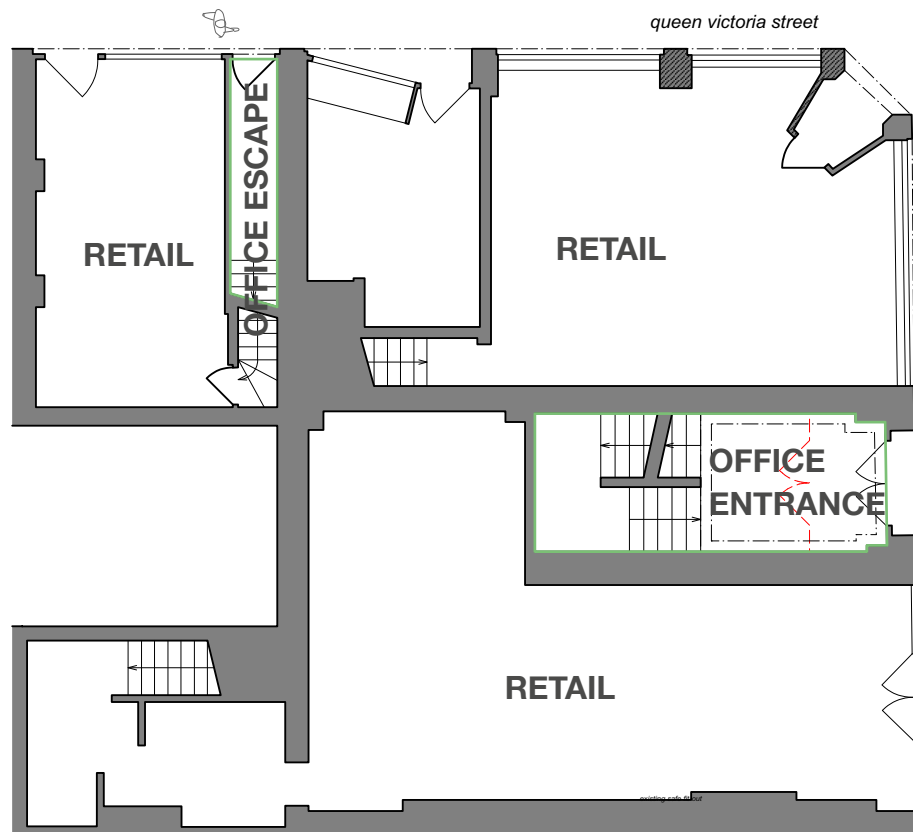
Fig 2: Interior view - typical first/second floor damaged fabric

Fig 3: Interior view - Typical third floor showing damaged fabric/removed ceilings.

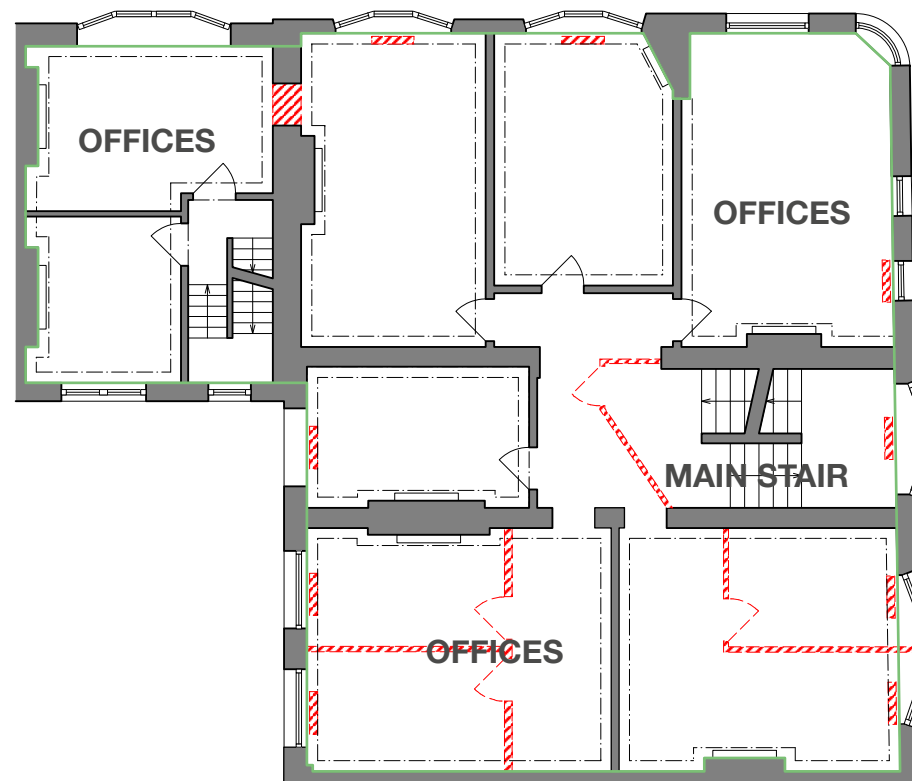
Fig 4: Interior view - main stair landing showing recent partition additions

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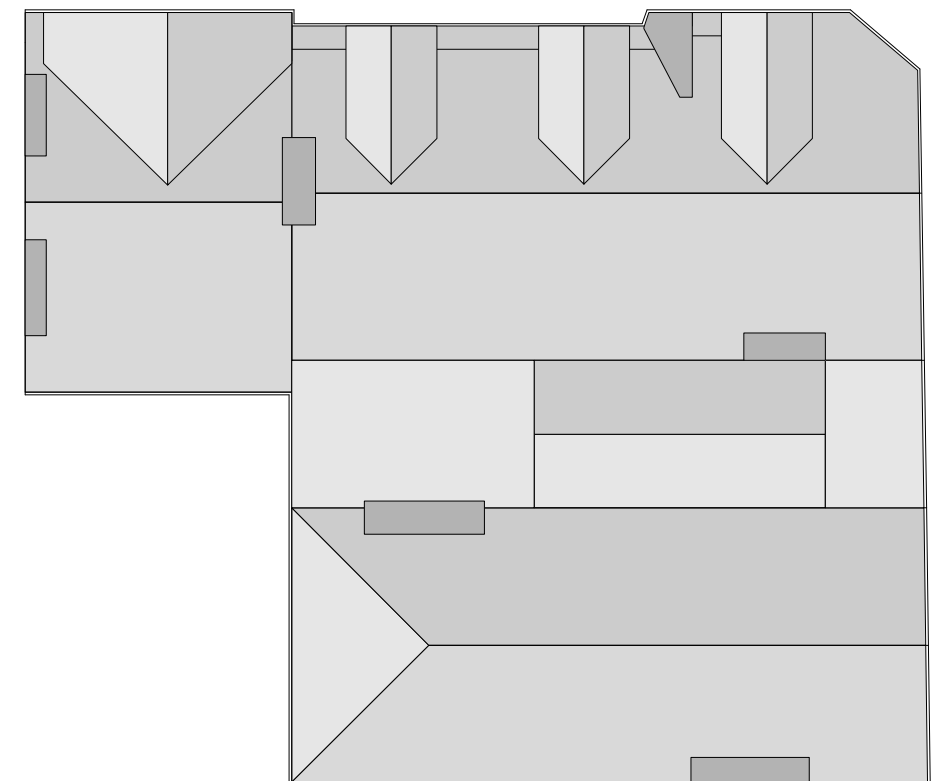
Fig 5: Existing floor plans



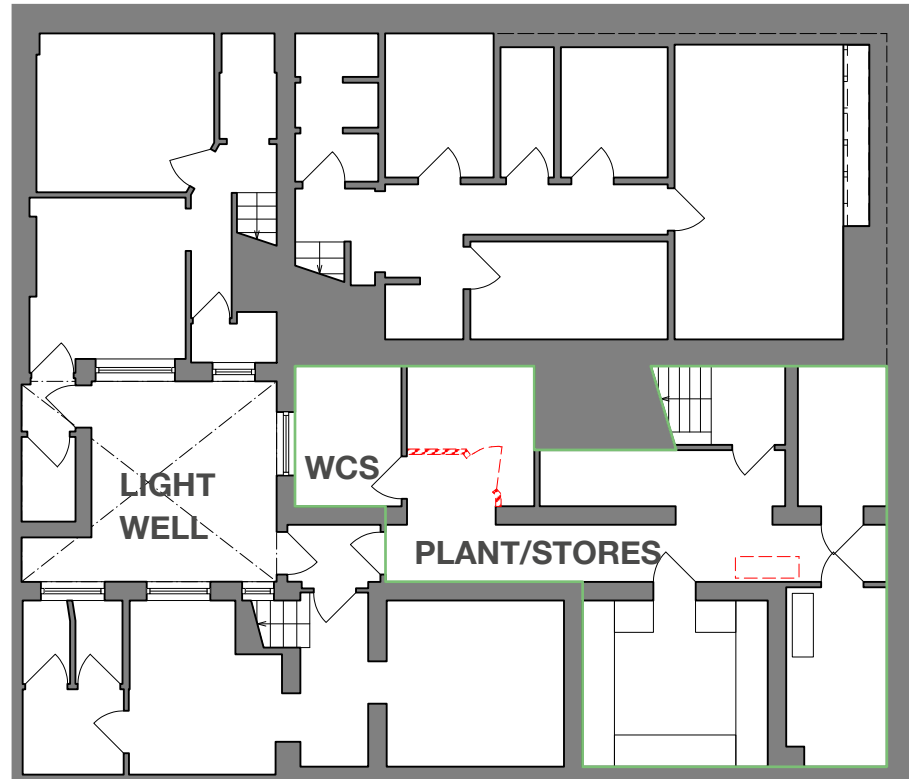
02: existing ground floor plan 1:100



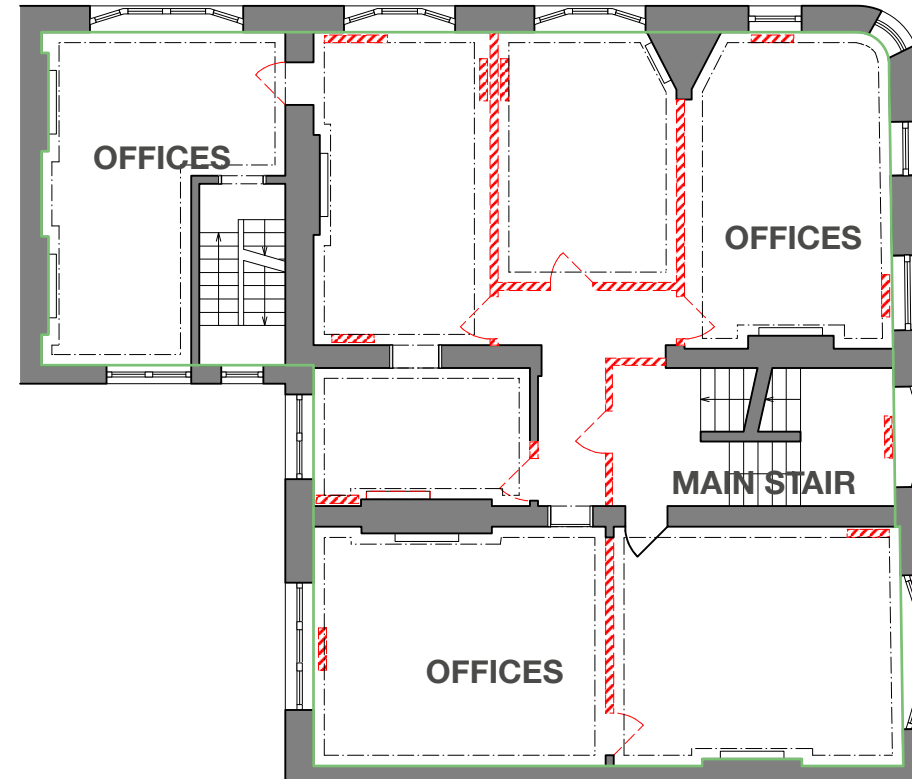
02: existing second floor plan 1:100



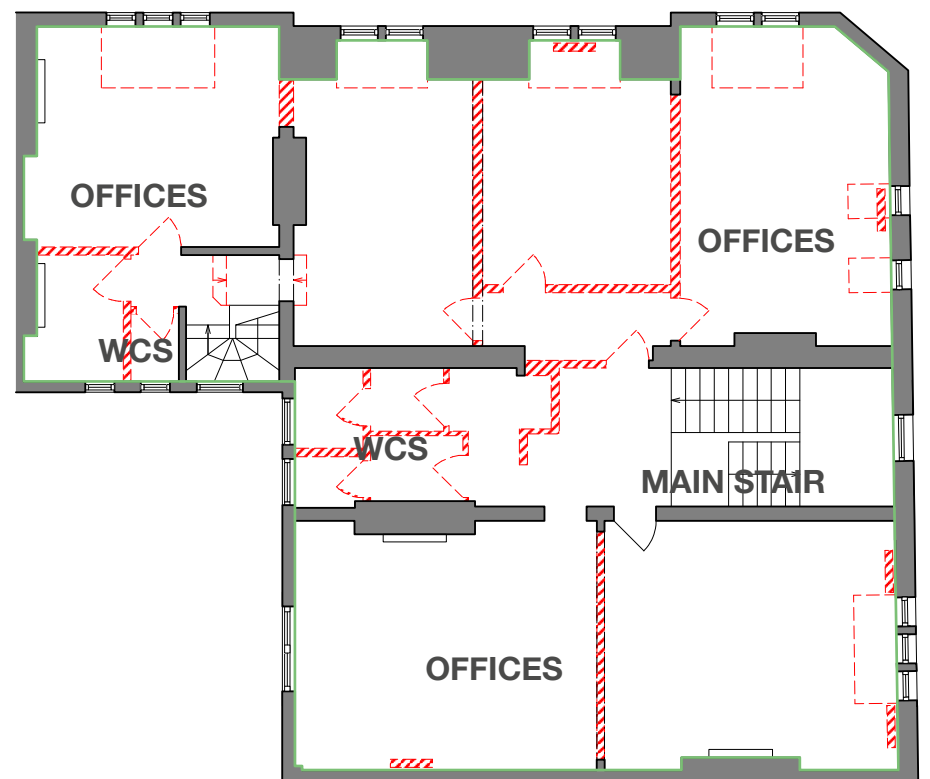
02: existing roof plan 1:100



01: existing basement plan 1:100



01: existing first floor plan 1:100



01: existing third floor plan 1:100

02 site and context design historical development

2.03 DESIGNATIONS

No.149-150 Friar Street and No.2-4 Queen Street are Grade II listed structures. The listing includes other properties of similar appearance and construction along Broad Street, Queen Victoria Street and Friar Street. The list entry number is 1113564.

The listing description is as follows.

35-38, BROAD STREET, 24-28, BROAD STREET, 2-32, QUEEN VICTORIA STREET, 148,149 AND 150, FRIAR STREET, 1-31, QUEEN VICTORIA STREET

QUEEN VICTORIA STREET 1. 5128 Nos 1 to 31 (odd) Nos 2 to 32 (even) SU 7173 NE 1/558 SU 7173 SW 2/558 SU 7173 SE 3/558 SU 7173 12/558 II 2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).

Whilst the description predominantly focuses on the decorative street elevations, it is acknowledged that the protection provided by the listed status extends to whole of the building,

including the interior and external envelope (which may not have been accessible during the inspections that facilitated the listing). Note, the structure is within a designated conservation area.

In developing our scheme, we have been mindful of the need to understand and protect the structures heritage significance both internally and externally. Where amendments are proposed, these are considered necessary and are justified within a Heritage Impact Assessment. In doing so, we have sought to address Paragraph 128 of the National Planning Policy Framework which requires ‘an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’. Where changes are proposed, we have sought to ensure they meet obligations under Paragraph 134 of the National Planning Policy Framework, in that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’.

2.04 HISTORICAL DEVELOPMENT

This section summarises known significant historic information pertaining to the construction, use and subsequent decline, of No.149-150 Friar Street and No.2-4 Queen Street. Whilst the area has a rich history predating the development, the proposed works are primarily internal and therefore information provided focuses on the building’s construction and use.

In preparing this text, a search of Historic Environmental Records was made via the Heritage Gateway. No significant results were identified.

2.04.1 Introduction

No.149-150 Friar Street and No.2-4 Queen Street form part of a development characterised by decorative elevations in a ‘Dutch gabled free baroque style’. The development focus is on Queen Victoria Street, where continuous rows of four storey structures form a rare and complete late-Victorian townscape. To the north and south, Queen Victoria Street frontages return onto Friar Street and Broad Street, creating ‘gateways’ to the Queen Victoria Street streetscape.

2.04.2 The Queen Victorian Street Development

The development was instigated by Joseph Charles Fiddler (1848-1903), who was a local businessman and councillor. Mr Fiddler was a significant local landowner, fruitier, grocer and builder. Alongside other projects in the Reading area, he proposed and instigated construction of Queen Victoria Street, creating a new link between Friar Street with Broad Street (thereby connecting the railway station and shopping district). To create this, several properties were demolished, including a block of tenements

(‘Laud Place’) allegedly built on the site of William Laud Civil War execution.

It is understood Mr Fiddler employed the architect Spencer Slingsby Stallwood to design the development, with the listing ‘probably’ attributing design to Joseph Morris. A previous report (for another application) suggests this may be misleading, as Morris and Stallwood were only in partnership 1876-1893, with development post-dating the practice. Despite this, it is suggested construction may have been carried on by Morris after the practice dissolution.

Construction is recorded as circa 1900, however a property bears the date 1894 suggesting either an earlier date or phased development. Phased development is supported by variation within the parade, with decrease in architectural detail possible indicating dwindling funds.

The buildings appear purpose built as offices and shop use, with some associated residential use above shop units. The ground floor is predominantly retail, with accommodation above providing space for professional offices or residential.

2.04.3 Twentieth Century

The building appears to have been occupied by solicitors ‘Sergeant & Shepherd Solicitors’ from the early-20thC to the recent past, with signage still present on the first-floor corner window and the late-20thC glass doors within the entrance hall. During their occupation, numerous alterations and modifications have been made (discussed below).

2.04.4 Architectural Style

The buildings are constructed in a Free Baroque’ style with dutch gables. To the street large and open shopfronts, which would have been typical

of the period, were framed with monumental granite pilasters, console brackets and cornice. Whilst original frontages do not survive, enough of the granite surrounds remain to understand the design intention (sadly disrupted by modern light-boxes and metal framed windows). At the ground level, occasional grand granite surrounds provide access to the office spaces above.

Above the shops two storeys of principal accommodation rise, with additional roof-space accommodation above illuminated through generous ornate dormers. The high-level elevations are characterised by decorative terracotta and red brickwork, contrasted against a lighter buff/yellow brick. Surfaces are enhanced with pilasters, pediments, string courses and parapets, arranged in an ordered yet playful manner. Sash windows prevail throughout, with large plate frames supplemented with leaded-light windows. Many assemblies are set behind terracotta fenestration. To the rear, the buildings are generally utilitarian with simple brickwork and expressed metal lintels.

The development’s original design intent is remarkable preserved, with little alteration above the ground floor level. The development presents a fine example of the oeuvre and of Reading’s late-Victorian civic aspirations.

2.04.5 No.2-4 Queen Victorian Street and No.149-150 Friar Street

These building’s (which are the focus of this application) accord with the general development synopsis above. Retail frontages have been replaced with modern fit-outs, however the granite entrance to the No.149-150 Friar Street remains as a significant feature. Above the shop units, the language of red and buff/yellow decorative brick and terracotta and attractive sash windows is well preserved.

From the street, No.149-150 Friar Street

(purpose designed for office use) is entered through a large granite door surround. A well-sized hall welcomes visitors, dominated by a grand timber staircase. Indicative of changing attitudes to front and back-of-house, the staircase accesses all levels with an equal architectural order. Ascending the staircase, each level presents a large landing with broad openings to the Queen Victoria Street work-spaces (now generally blocked). Other accommodation is accessed through panelled doors.

The first and second floors consists of spacious cellular offices provided with typical late-Victorian enrichment (including skirting, dado, picture rail, cornice and marbled fireplaces). Within the first-floor Queen Victoria Street facing work-spaces, a pair of downstands with infill partitioning below suggests an original design option to open this into a single space. Also within this space, an additional chimney breast appears incongruous and was perhaps a design variation to enable further sub-division.

The third-floor is of a lesser architectural order, with accommodation off the staircase becoming simpler in fashion including lower heights, simpler mouldings and cast-iron surrounds in lieu of slate surrounds. An open trough gutter runs through the mansard void (a presumed source of water damage throughout the building).

The basement is utilitarian, with functional brick floors and exposed wall finishes. A slate shelved safe with metal door is an interesting feature. There is rear access to a small external lightwell.

No.2-4 Queen Victorian Street (designed as a residential unit associated with the shop below) has a similar arrangement and character, however domestic use has influenced design. Access is via a narrow domestic staircase, now partitioned from the adjacent shop unit. As with the adjacent No.149-150 Friar Street, the

02 site and context *historical development*

02 site and context *historical development significance*

first and second floor are generous with many historic features still present, with a simpler sub-divided third-floor. The rear staircase has diminished importance following creation of openings to No.149-150 Friar Street at the first and third floors, allowing the building to operate as an annex to the adjacent building.

2.04.6 Condition

Internally much of the building's original layout and fabric has survived, including the grand timber staircase, the smaller domestic staircase, decorative plasterwork, joinery and fireplaces. As such, the character of this traditional turn-of-the-century workplace and dwelling is immediately appreciable.

Numerous alterations have occurred, including modern partitioning and the installation of numerous services (notably early 20thC heating, including some ornate cast-iron fittings). Modern services and partitioning have particularly blighted the stairhall, where regulations have required creation of fire lobbies as well as unsightly service risers. This is unfortunate, as the staircase is a considerable heritage asset.

Aside from some notable instances of alteration, the primary concern and harm to the asset has arisen from lack of use and water ingress. It is clear that the building has undergone a period of abandonment, allowing water ingress from the roof and gutter systems. The consequences have included joist replacement, loss of windows and floors, partial loss of ceilings and plasterwork, and complete loss of the third-floor ceilings. Moreover, the roof appears to be time-expired and likely to fail again, risking ongoing damage. Generally the building is in a poor decorative state with defunct services and unsuitable for occupation.

2.05 SIGNIFICANCE

Significance can be defined as a sum of the cultural values which make a building or site important to society. In assessing the significance of a building or site, a number of factors need to be considered including architectural and historical interest, social value, existing and former uses of a building and local distinctiveness.

Historic England's guidelines: "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment" (2008) has suggested how these values can be grouped under four headings: Evidential, Historic, Aesthetic and Communal.

The Historic England description of each heading is outlined below:

- **EVIDENTIAL VALUE:** The potential of a place to yield evidence about past human activity.
- **HISTORICAL VALUE:** The ways in which past people, events and aspects of life can be connected through a place to the present.
- **AESTHETIC VALUE:** The ways in which people draw sensory and intellectual stimulation from a place.
- **COMMUNAL VALUE:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The existing site and structure have been assessed against each of these values using the following scale of significance:

- **HIGH:** Features, buildings or spaces which are important at regional level or sometimes higher, with high cultural importance and high contribution towards the character and appearance of the heritage assets and their setting.
- **MEDIUM:** Features, buildings or spaces

which are usually of local value but possibly of regional significance for group or their value. Moderate cultural importance and contribution to the character or appearance of the heritage assets and their setting.

- **LOW:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the heritage assets and their setting.
- **NEGATIVE:** Features, buildings or spaces which detract from the values of the heritage assets, their setting, character and appearance. Efforts should be made to remove or enhance these features.

2.05.1 Evidential Value

The potential of a place to yield evidence about past human activity.

MEDIUM:

Whilst the structure is not of significant age, the asset comprises a well-preserved and largely unaltered example of its type. No.149-150 Friar Street has remained in office use, as per its original conception, thus avoiding harm arising from typical conversion schemes. Whilst it is considered unlikely that this example is of national importance (other examples exist, and the buildings age precludes rarity), the preservation of spaces that represent our past 'everyday' lives is certainly beneficial on a local level and will be of increasing heritage value in the future.

2.05.2 Historical Value

The ways in which past people, events and aspects of life can be connected through a place to the present.

LOW-MEDIUM

The aforementioned evidential value is based upon valuing and preserving the 'everyday'. Whilst this has influence within the assessment

of Historical Value, there are no significant events associated with the structures, or notable uses or activities. As a wider Queen Victoria Street development, there is local value in preserving this example of Mr Fiddler and the architects work.

2.05.3 Aesthetic value

The ways in which people draw sensory and intellectual stimulation from a place.

MEDIUM

From an aesthetic perspective, the development as a whole provides a distinctive and characterful setting within a key part of Reading. As such, it is very much a local heritage landmark, which greets visitors from the station. The loss of low-level shop frontages is regrettable, however the overall design intent is very much present and read as a whole the streetscape is comprehensive and certainly warrants protection. Internally, the fabric is not particularly significant in terms of craft or oeuvre, but is a well preserved assemble which communicates a sense of place and history.

2.05.4 Communal value

The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

LOW-MEDIUM

The buildings have no known significant events or persons which would lead to fostering of Communal Value. There is local value in preserving the late-Victorian development, which is a rare survivor of Reading's continuous redevelopment and an example of the civic architecture at the turn of the century.

02 site and context *significance*

03 design proposals *overview*

3.01 GENERAL

149/150 Friar Street and 2/4 Queen Victoria Street has been empty for a number of years during which time the building has fallen into disrepair, windows are missing or broken, and there is evidence of considerable water damage and pigeon guano.

TCN UK are proposing to fully repair the building whilst at the same time carefully integrate modern office requirements for services, ancillary accommodation, IT and the like. At the same time, there is an opportunity to adapt the third floor to provide a more open, well lit series of internal spaces more suited to TCN UK requirements for flexible contemporary office space.

Our approach is to use the historic building ‘as found’ where possible, both for aesthetic and cost reasons. Our additions are considered interventions, which are clearly of the present but borne of the craft and quality of the original building. Alongside this, we are advocating pragmatic and good-practice conservation.

3.02 REPAIRS GENERALLY

As part of the works, the historic fabric within the demise will be repaired and restored. This will include:

- Fireplaces and hearths
- Wall and ceiling plaster (including replacement where detached and unstable)
- Cornice repairs and continuation (where fabric is lost)
- Joinery (architraves, skirtings, dado boarding etc.) repairs and continuation (where fabric is lost)
- Window repairs and reinstatement where lost
- Door repairs, including renovation of historic ironmongery

- Refinishing of staircase and entrance door coatings (french polish etc.)

Works will be undertaken in appropriate traditional materials compatible with the historic fabric.

The works will include addressing structural issues, as well as maintenance issues (such as replacement of the internal open gutters with a closed system).

3.03 ROOF REPAIRS

The roof structure is exposed to the third floor, the ceiling having previously been removed following (we surmise) considerable water damage.

The roof slates are approaching the end of their serviceable life along with the flashings and abutment details. There is no roof insulation.

The roof trusses comprise a series of attractive primary roof trusses and purlins from which are supported the timber rafters and ceiling joists. Given the more minimal ceiling height at this level, there is the opportunity to:

- Raise the ceiling to the full height of the existing roof in key areas,
- Introduce new insulation in the line of the roof, and
- Introduce new rooflights located discretely to improve natural light to this level of office accommodation.

3.04 NEW FABRIC

We propose a limited palette of natural materials, which will age gracefully and settle with the historic surroundings as well as encouraging a domestic feel to the spaces (as opposed to

corporate offices).

The new insertions offer an opportunity to add a contemporary design element to contrast and complement the existing building. The main areas for new insertions are limited and comprise principally of:

- New glazed screens (including timber surrounds) to internal office entrances,
- New glazed partitions to meeting rooms,
- New toilet, store and tea point partitioning, and
- New built in furniture to first and third floors (bar counter and third floor desks/rwp housing).

In many instances the glazed screens will form the link between the insertions and the historic surroundings. As such we have suggested Crittall style screens, which have a pleasant domestic scale and can provide acoustic and fire performance.

3.05 PROPOSED USES

General principles are summarised as:

Third floor -----
Open-plan offices, utilising the roof structure full-height, offering modern workspace. This will house TCN UK.

Second floor -----
Traditional office accommodation. This to be let as separate tenancies. This floor could support further expansion of the members facilities.

First floor -----
Flexible office space accommodation, including lounge/common areas , meeting rooms and open-plan workspace.

Ground floor -----
Building entrance, and escape staircase.

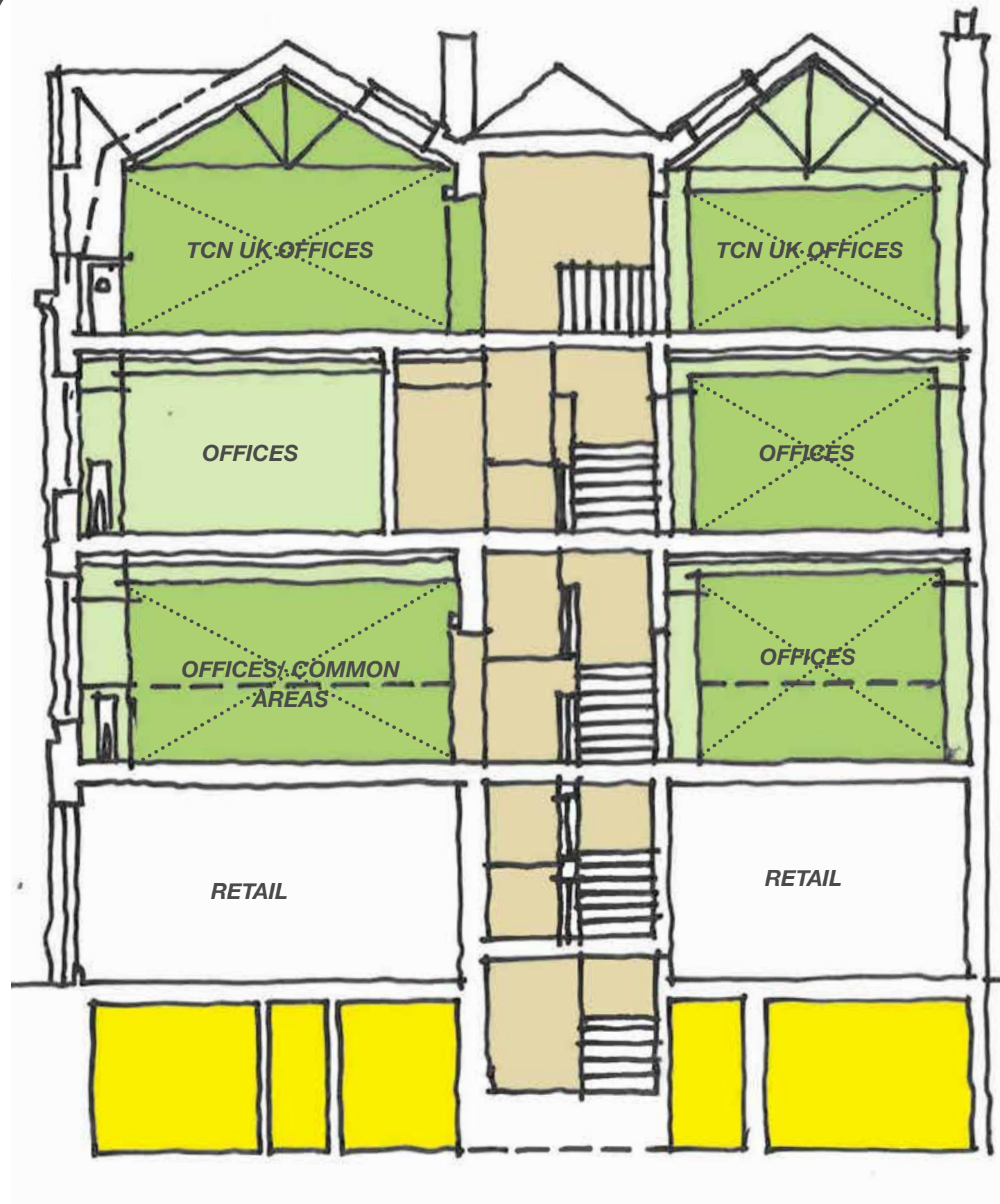
Basement -----
Service area, with ancillary accommodation including refuse, bike storage and showers.



03
design proposals
proposed uses

Fig 1: Sketch perspective aerial view - proposed building organisation.

03 design proposals refurbishment strategy



3.06 REFURBISHMENT STRATEGY

General principles are summarised as:

Ceiling: New plaster ceilings to sloping soffit generally. New insulation. New rooflights.

Walls/Fires: Repair/paint plaster. New openings. Existing fireplaces retained.

Flooring/skirting: Repair/paint timber skirtings. Existing timber floorboards refurbished/exposed.

Ceiling: Existing plaster ceilings repaired/painted including cornice.

Walls: Painted plaster including painted picture rail. Existing fireplaces retained. New openings.

Flooring/skirting: Repair/paint timber skirtings. Existing timber floorboards refurbished/exposed.

Ceiling: Existing plaster ceilings repaired/painted including cornice.

Walls: Paint plaster walls including picture rail and low level panelling. New openings. Existing fireplaces retained.

Flooring/skirting: Repair/paint timber skirtings. Existing timber floorboards refurbished/exposed.

Ceiling: Existing plaster ceilings - painted including cornice.

Walls: Painted plaster walls including painted dado rail.

Flooring/skirting: Repair/paint timber skirtings. Existing timber flooring repaired. New carpet to stair.

Ceiling: Paint part existing brick vaulted ceilings/ part plaster ceilings.

Walls: Paint existing plaster/brickwork.

Flooring/skirting: Brick flooring repaired.



Friar Street, Reading for TCN UK DAS Issue 1 (9 July 2018)
Ferguson Mann Architects

3.07 PRECEDENTS

Examples of similar projects are illustrated here.

04
design proposals
precedent images

Fig 1-4: Precedents - Office environment
Fig 5-7: Precedents - Lounge/common area environment

03 design proposals *first floor*

3.08 PROPOSED FIRST FLOOR

This will accommodate:

Restored landing area (1)

A restored landing, with glazed fire-screen to the 'clubhouse' area.

Business Common areas (2)

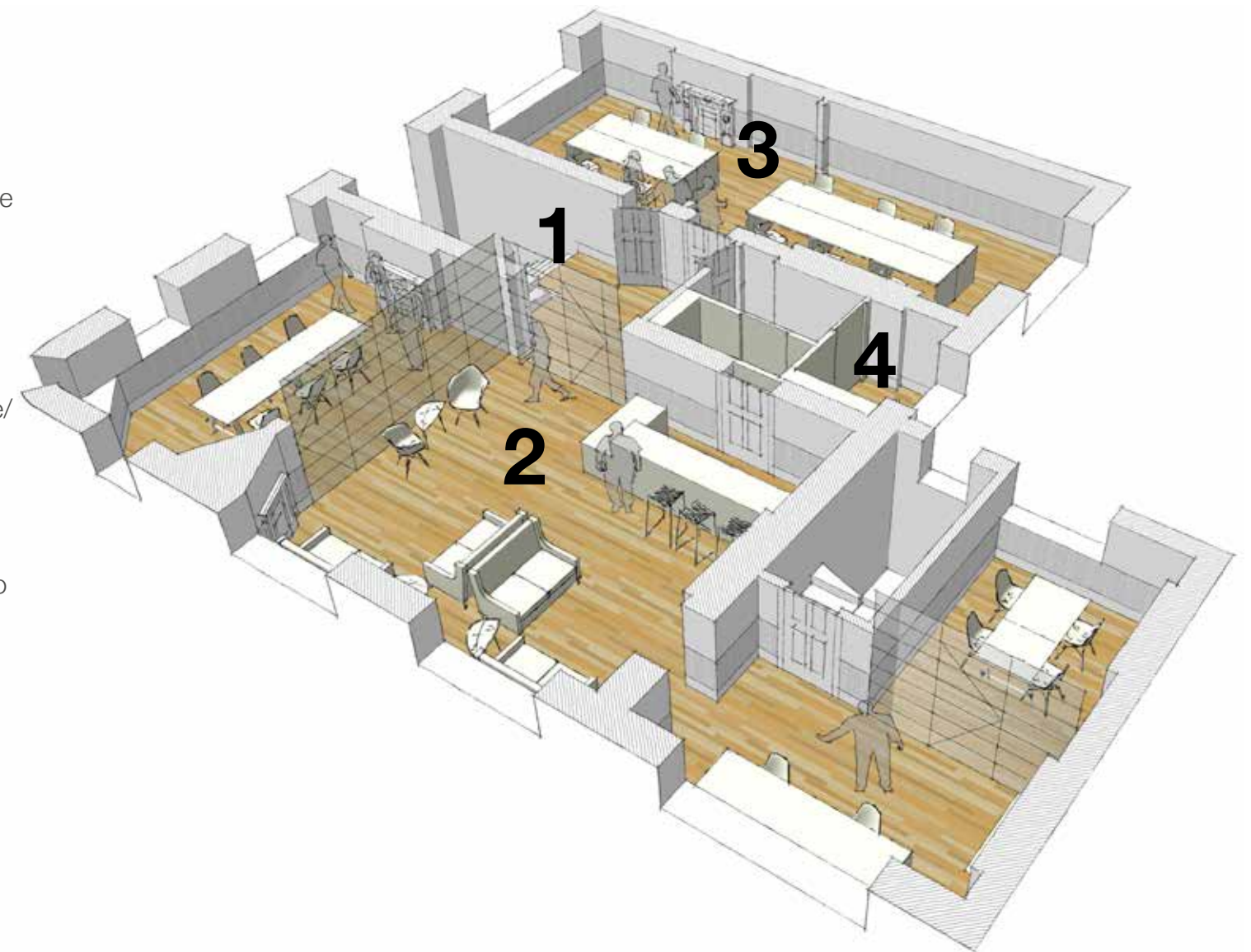
Formed by removing partitions, this will include an intimate welcoming space, traditional yet modern. A reception area (with space for coffee/refreshments) is positioned to welcome visitors and located adjacent to services. A glazed screen is introduced to create a large meeting space. Access to the adjacent property will be improved through a widened opening leading to a small meeting room and quiet work area.

Workspace (3)

Formed by removing a partition (set below an existing steel beam), the workspace will be a light open-plan space for hot-desking etc.

Support facilities (4)

Provides WCs and cloakroom, accessed from the stair landing.



1

Fig 1: CAD image - first floor

Fig 2: CAD view/section - first floor



2

03 design proposals *first floor*



Fig 1-2: CAD image - first floor
Fig 3: CAD image - first floor shared workspace

03 design proposals *second floor*

3.09 PROPOSED SECOND FLOOR

This will accommodate:

Office accommodation (1)

Providing traditional office accommodation, within a historic setting, the layout would allow the floor to be single or dual tenancies, with shared support facilities.

Opening between adjacent property (2)

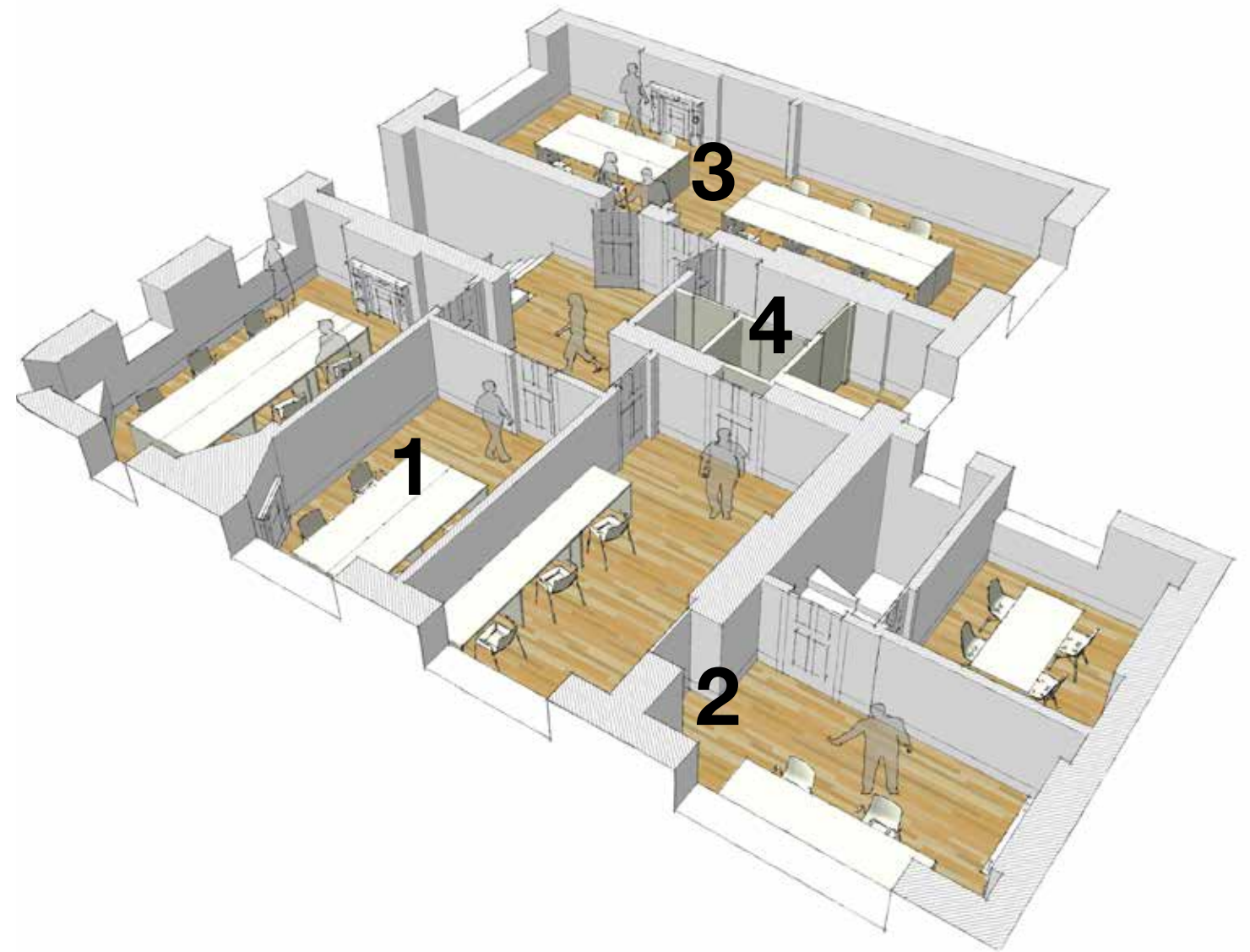
A large shared workspace achieved by the removal of the central wall.

Office accommodation (3)

Formed by removing a partition (set below an existing steel beam), the workspace will be a light open-plan space for hot-desking etc.

Support facilities (4)

Provides WCs, cloakroom and tea point, accessed from the stair landing.



1

Fig 1: CAD image - second floor offices

03 design proposals *third floor*

3.10 PROPOSED THIRD FLOOR

This will accommodate:

Office accommodation (1)

Modern open-plan office accommodation, rising into the full height of the roof-space. The historic features would be retained and exposed, include the roof trusses. New skylights are introduced.

Opening between adjacent property (2)

To improve circulation, it is proposed to create a level opening between the adjacent property, and to close the stepped opening.

Small Office (3)

Direct access to principal workspace through new opening and secondary access via the rear stair

Social Space (4)

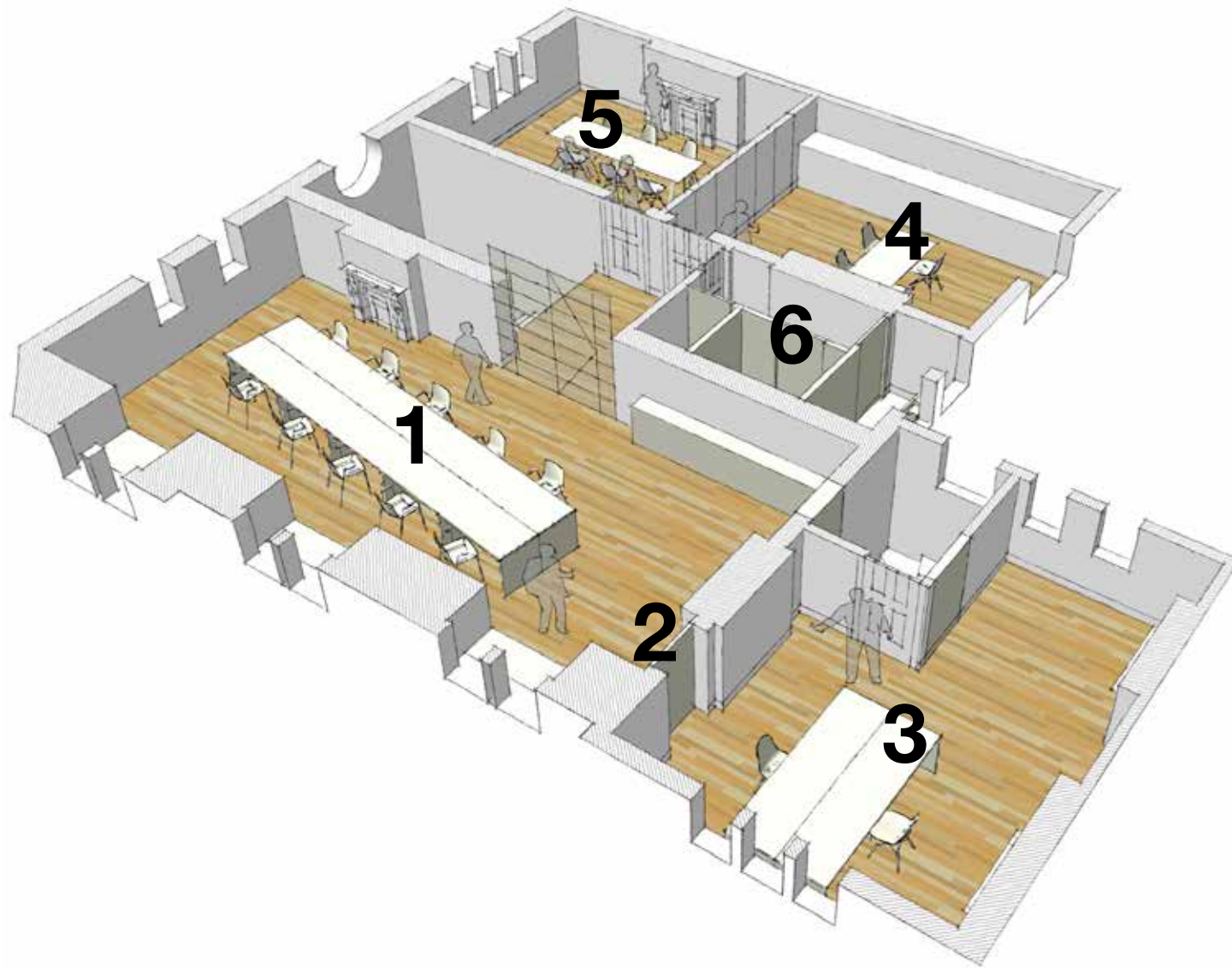
Full height kitchen and social space accessed from the staircase landing

Meeting Room (5)

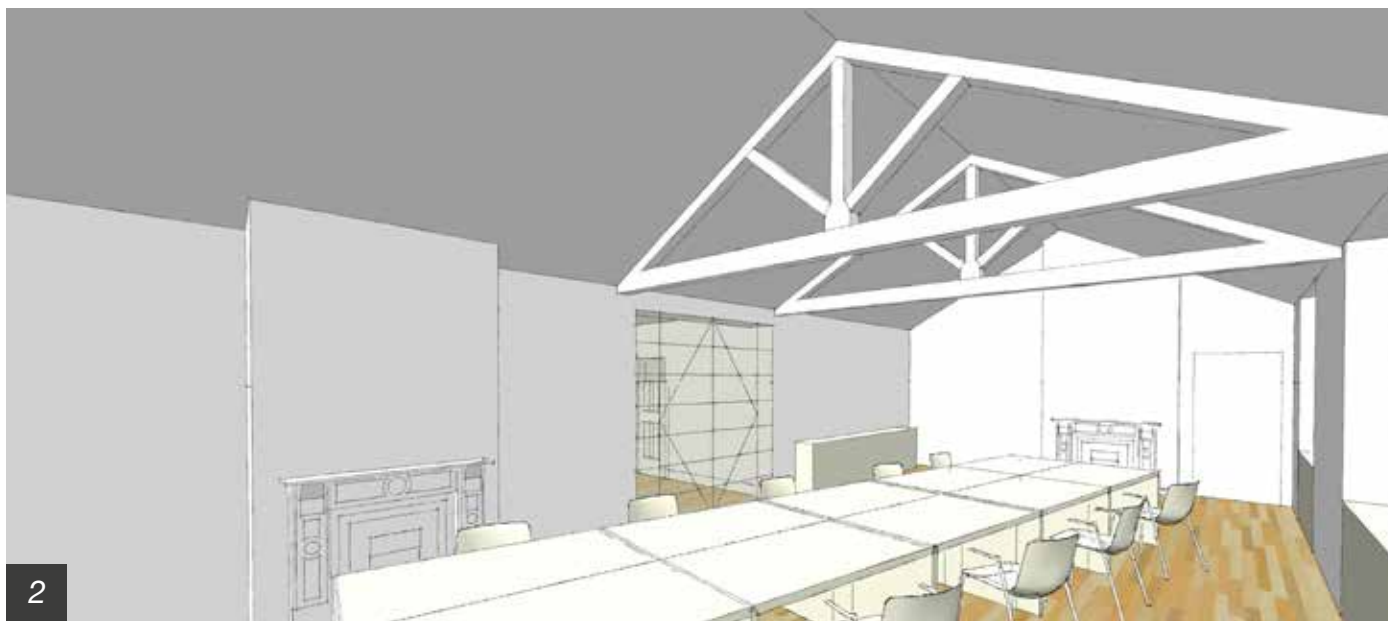
Full height modern space, accessed from the staircase landing

Support facilities (6)

Providing WCs, cloakroom accessed from the stair landing.



1



2

Fig 1: CAD image - third floor offices

Fig 2: CAD view- third floor office

04

other issues

building services

structure

fire

acoustics

4.01 BUILDING SERVICES

The existing services throughout the building are sub-standard and are to be replaced.

4.01.1 Heating

The existing gas fuelled boiler and flue will be removed. A new boiler installation will be located in the basement with a new flue liner routed up the existing brick chimney stack, similar to existing). New hot water radiators will be positioned in each room. Where possible the existing radiators will be reused as part of this system.

4.01.2 Hot water

A new hot water tank will be located in the basement and distributed via the new services riser and within the timber floor voids.

4.01.3 Lighting and power

Floor mounted and wall mounted sockets/plates will be provided. Cabling will be distributed:

- Within a new riser located adjacent to the new toilets.
- Within the timber floor voids.
- A dedicated services void forming part of the altered third floor roof.

4.01.4 IT

A new server room is located on the third floor supporting all the upper floors. Cabling will be distributed:

- Within a new riser located, adjacent to the new toilets.
- Within the timber floor voids.
- A dedicated services void forming part of the altered third floor roof.

4.01.5 Foul drainage

The existing rainwater and foul systems appear combined. The existing external soil and vent pipes are located externally within the lightwell. These will be repaired and reused. The proposed layouts groups all wet areas in a central area opposite the main stair, adjacent to the lightwell.

4.01.6 Rainwater drainage

The existing rainwater and foul systems appear combined. The existing external rainwater systems will be repaired and re-used. The third floor internal roof drainage that collects the catch pits outfall on the Queen Victoria elevation will be replaced along its length and concealed with access panels for maintenance. This has historically been a source of severe water ingress and needs to be improved.

4.01.7 Ventilation

The boiler room will be ventilated via the lightwell at the rear of the building using the existing high level duct.

All toilets/showers and kitchen areas will be ventilated:

- Upper floors: At high level connected to the roof using a suitable roof vent slate.
- Basement: Directly to the lightwell.

The above will comply with The Building Regulations.

4.02 STRUCTURE

4.02.1 Floor loading

Given the previous use was offices, it is not considered necessary to improve the

performance of the floor.

4.02.2 Roof repairs/alterations

The existing roof structure will, in the main, carry the modified roof design, both in terms of removing the ceiling joists and marginally increasing the weight of the roof.

4.02.3 Removal of partitions to first and second floors

Minor additional supporting steelwork may be required to form the new openings at first and second floor (in addition to the existing steelwork)). This requires further detailed design.

4.03 FIRE

The existing building has two staircase that provide vertical means of escape. The travel distance from all the office space is well within the maximum travel distances set out in Part B of The Building Regulations. In removing the stair partitions (as part of the overall strategy for taking out the later internal partitions) the enclosing lathe and plaster partitions will be upgraded using an applied fire retardant/intumescent coating. The existing internal doors will be retained with new smoke seals inserted to provide acceptable fire doors as part of the fire enclosure to the stair.

4.04 ACOUSTICS

The existing timber floors do not have sound insulation as part of the construction. It is proposed to introduce insulation to all timber floors and, in addition, resilient acoustic strips to floor joists at first floor level over the retail units to improve their performance. Refer to details/drawings.

4.05 ACCESS

4.05.1 General

As a listed and historic structure, numerous fabric and heritage challenges prevent comprehensive compliance with Building Regulations Part M.

4.05.2 Entrance

All users of the building will use the main entrance off Friar Street for access. The second stair is for means of escape only.

An existing step at the front door will prevent wheelchair users independently accessing the building - this step cannot be removed as it is historically an important element of the facade/entrance. If wheelchair users wish to gain access to the upper floors then assistance will be given upon request.

4.05.3 Ground to first floor

A new platform/chair lift will give access from ground to first floor only. This level contains the main communal facilities including meeting rooms, refreshments and office space. The floor is level and without upstands. Door widths are adequate to enable wheelchair users to negotiate the rooms and hallways (except the escape stair).

4.05.4 Disabled toilets

A disabled toilet is located at the principal (first floor) level.

4.05.5 Internal finishes

The Internal finishes colour/finish will be selected in order to aid the visually impaired negotiating the building.

4.06 REFUSE

Each office suite is provided with separate waste and recycling bins.

A refuse and recycling store is provided at basement level to service the offices above.

The existing arrangements for collection of waste and recycling bags will be retained.

4.07 CYCLES AND PARKING

4.07.1 Cycles

West Berkshire Development Advice (2014) requires 1 space per 500m2 or 2 spaces as a minimum.

Provision for 4 no cycle storage spaces are provided within the application scheme, located in the basement floor. Sheffield stands (or similar) are proposed set 1m apart. This exceeds the minimum standard.

All new developments in the non-residential categories should provide shower, changing and locker facilities for members of staff. Businesses are encouraged to provide at least one staff shower per 100 employees, with a minimum of one shower per premises. These facilities are known to be important in encouraging people to cycle to work.

West Berkshire Development Advice, 2014

Shower, toilet accommodation and lockers are provided in the adjacent spaces in accordance with LA recommendations.

4.07.2 Parking

The existing office building does not have any allocated parking spaces. No additional parking spaces are proposed, given that the floor area is

not increased and the existing use retained.

4.08 SUSTAINABILITY

As a listed and historic structure, numerous fabric and heritage challenges prevent comprehensive compliance with Building Regulations Part L.

TCN UK are, however, keen to take reasonable and prudent steps to conserve energy where these will not cause harm to the historic fabric. This relates principally to the detailed design on the roof and rooflights, selection of boilers, and low energy light fittings.

04

other issues

access

refuse

cycles and parking

sustainability

05 heritage impact assessment

5.01 INTRODUCTION

The following tables are provided in support of alterations to 149/150 Friar Street and 2/4 Queen Victoria Street, based upon site observations, desk-based research and interpretation.

Each alteration is categorised against the criteria shown right.

5.02 ASSESSMENT

Refer to the tables shown right and on following pages. They are categorised under the following sections:

- External
- Ground floor
- First floor
- Second floor
- Third floor
- Conclusion

The basement level is not included as the works to this floor are considered very minor, mainly repairs, replacement services and redecorations.

Magnitude of impact	Definition
Highly beneficial	The proposals considerably enhance the assets significance
Moderately beneficial	The proposals enhance the asset's significance.
No impact	The proposals do not affect the asset's significance.
Moderately adverse	The proposals detract from the asset's significance.
Highly adverse	The proposals detract considerably from the asset's significance.

Impact	Proposed alteration
External	
Highly beneficial	Replacement of missing windows facing the rear lightwell.
Highly beneficial	Replacement of roof-lining and associated repairs, in order to safe-guard the building fabric.
No impact Proposed for limited locations through the concealed lightwell elevations. The works are not considered to be of significant harm.	Formation of penetrations to provide new soil and ventilation routes. Note, existing penetrations will be reused where feasible.
Moderately adverse Penetrations will be made good following the works and will be at high-level where limited sight is possible. Scaffold is to be similar to that installed to the building opposite and is considered the viable access for undertaking essential roof works.	Install temporary fixings, to support high-level scaffold for roof replacement.
No impact This will replace existing unsightly deterrents.	Install bird deterrent wires.

Ground floor	
Highly beneficial	Removing modern glazed screen in entrance lobby.
Highly beneficial	Replace existing unsightly services with concealed services.
Moderately adverse Whilst the proposed works will require removal of cornice, the proposed arrangement will allow services to rise avoiding disruptive surface conduit. Due to limited ground floor space within leasehold, no other route has been deemed viable.	Conceal riser behind new false wall, necessitating removal of cornice and re-installation on new wall line.
No impact Whilst a platform lift will have visual presence, it is considered vital to enable access to the first floor as a minimum. The installation is reversible, therefore it is considered of no long-term impact. Due to limited ground floor space within leasehold, no alternative accessible accommodation can be offered, nor can a lift be installed.	Installation of a platform lift and running track.

First floor	
Highly beneficial	Reinstate lost ceilings and wall-linings, including joinery and decorative plasterwork. Generally undertake comprehensive finishes repairs, prior to redecorating.
Highly beneficial	Restore the landing area, and the opening to the Queen Victoria Street side work-spaces (with installation of a fire rated glazed screen).
Highly beneficial	Replacing existing unsightly services, with new concealed services.
Moderately adverse The works will result in the loss of fabric, however the downstand arrangement suggests removal was an original design option to create larger spaces, which we hope to implement. Whilst cornices and joinery will be amended, none is considered of exceptional significance, and new will be formed where needed. Creation of this larger space is deemed commercially necessary, in order to provide the building with an economically viable future.	Remove infill partition beneath downstand, to create a larger Queen Victoria Street side work-space. Install glazed screen to provide flexible sub-division of space.
Moderately adverse The works will result in the loss of historic fabric, however the opening will retain a downstand and the cornice. Creation of this larger space is deemed commercially necessary, in order to provide the building with an economically viable future.	Creating a larger Friar Street side work-space by forming an opening within the existing partition.

<i>Highly beneficial</i>	<i>Amendment to the opening between 149/150 Friar Street and 2/4 Queen Victoria Street, to improve the relationship between opening and the historic fireplace.</i>
<i>No impact</i> <i>The works are reversible and will allow the room to be put to practical use, without significant harm to the historic building.</i>	<i>Installation of a glazed screen and downstand to form a new meeting room within 2-4 Queen Victoria Street.</i>
<i>Moderately adverse</i> <i>It is necessary to provide WC and kitchen facilities to serve the office accommodation. This area is deemed best suited to sub-division, with direct access to the existing soil stack. This has enabled more significant rooms to be retained un-divided. In order to compress these functions into this area, it has been necessary to relocate the fireplace to the third floor. Whilst undesirable, the proposed relocation is deemed preferable to removal, and two locations on the third floor are missing fireplace.</i>	<i>Sub-dividing the landing room to provide WCs, including relocation of fire-surround to the third-floor. A suspended ceiling is to be installed to preserve the cornice and conceal services.</i>
<i>Second floor</i>	
<i>Highly beneficial</i>	<i>Reinstate lost ceilings and wall-linings, including joinery and decorative plasterwork. Generally undertake comprehensive finishes repairs, prior to redecorating.</i>
<i>Highly beneficial</i>	<i>Restore the landing area, and the opening to the Queen Victoria Street side work-spaces (with installation of a fire rated glazed screen).</i>
<i>Highly beneficial</i>	<i>Replacing existing unsightly services, with new concealed services.</i>

<i>Highly beneficial</i>	<i>Removal of modern partitioning within the Friar Street side work-space.</i>
<i>Moderately adverse</i> <i>The works will result in the loss of historic fabric, however the opening will retain a downstand and the cornice. Creation of this larger space is deemed commercially necessary, in order to provide the building with an economically viable future.</i>	<i>Creating a larger Friar Street side work-space by forming an opening within the existing partition.</i>
<i>Moderately adverse</i> <i>Whilst the works will result in some loss of fabric, the opening has substantial operational benefits in enabling the second floor of 2-4 Queen Victorian Street to be fully used.</i>	<i>Forming a new opening between 149/150 Friar Street and 2/4 Queen Victoria Street.</i>
<i>Moderately adverse</i> <i>It is necessary to provide WC and kitchen facilities to serve the office accommodation. This area is deemed best suited to sub-division, with direct access to the existing soil stack. This has enabled more significant rooms to be retained un-divided. In order to compress these functions into this area, it has been necessary to relocate the fireplace to the third floor. Whilst undesirable, the proposed relocation is deemed preferable to removal, and two locations on the third floor are missing fire places.</i>	<i>Sub-dividing the landing room to provide WCs and kitchen, including relocation of fire-surround to the third-floor. A suspended ceiling is to be installed to preserve the cornice and conceal services.</i>

Third floor	
No impact	Increasing thermal performance of the roof, by incorporating insulation between and below rafters.
Highly beneficial	Restore the landing area, and the opening to the Queen Victoria Street side work-spaces (with installation of a fire rated glazed screen).
Highly beneficial	Replacing existing unsightly services, with new concealed services.
Highly beneficial	Replacement of the open rainwater trough with an enclosed piped system.
No impact Note, existing ceilings are comprehensively lost, as are many partitions. the historic division of these spaces is not considered of significance, and the works will include the restoration of the stair hall, which is of significant benefit.	Removal of ceiling joists and partitions, and installation of new linings to create a feature space (open to the roof rafters) within accommodation to the Queen Victoria Street and Friar Street side work spaces. Note, the stair hall is to be restored to its historic arrangement.
No impact Whilst the works will result in some loss of fabric, the proposal will close an equivalent opening to the left of the fire-breast. They are therefore considered of neutral impact.	Forming a new level opening between 2-4 Queen Victorian Street and No.149-150 Friar Street, and closing the existing stepped arrangement.
Moderately beneficial The area is currently sub-divided with modern partitions for similar purposes. The proposed arrangement is considered a more sensitive scheme, avoiding an intrusive projection onto the landing area.	Sub-dividing the landing room to provide WC and kitchen.
No impact These works will not be visible and therefore are considered of no significant impact.	Installation of conservation-type rooflights within concealed pitches.

Conclusion

The assessment above highlights there are several areas of adverse harm proposed, however these works primarily relate to pragmatic and essential works necessary to ensure the structure can be occupied (and therefore repaired and safe-guarded).

When considering if the proposed works are proportionate, it is vital that the case for alteration also considers the need to provide this structure with viable long-term use.

In terms of achieving a balance between harm and benefit, we considered that the proposed works are proportionate, and that the overarching principal of re-use justifies the proposed overall works.

For the aforementioned reasons, the overall impact to the heritage is considered MODERATELY-HIGHLY BENEFICIAL.

05
heritage impact
assessment

06
selected LBC
application drawings
*(existing) demolition floor/
roof plans*

In addition to annotated works, the following general works are to be undertaken.

Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.

Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.

Remove all over-boarding to doors (all none-original).

Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access). Remove rafters to form openings for rooflights (refer to proposed plans).

Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

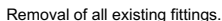
Drawings based on survey by others. Roof drawn indicatively - no survey information available.

 Limit of demise

 Area outside of demise/ application scope

 Fabric to be removed

 Fabric to be salvaged



Removal of ceramic floor tiles and screed base (assumed laid on brick floor to be retained)

Removal of existing masonry partitions.

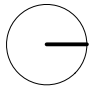
Removal of modern gas meters - to be relocated to boiler room.

01: demolition basement plan 1:50

[illegible]

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					ferguson mann architects		
Job Title 149-150 Friar Street, Reading					Drawing Title Basement Floor Plan		
Client One Friar Street, Reading, UK					Revision Demolition Plans		
Scale 1:50 @A1 1:100 @A3					Date 05.07.18		
Drawn FM					Checked JC		
Job No. 10768					Project No. PL 0510		
Firm Ferguson Mann Architects					Rev A		

GENERAL WORKS: DEMOLITIONS

In addition to annotated works, the following general works are to be undertaken.

Flooring
Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Walls
Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.
Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings
Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.
Remove redundant fittings and fixtures.

Doors and windows
Remove all over-boarding to doors (all none-original).

Finishes and linings
Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Roof
Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access).
Remove rafters to form openings for rooflights (refer to proposed plans).

Miscellaneous
Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

Services
All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

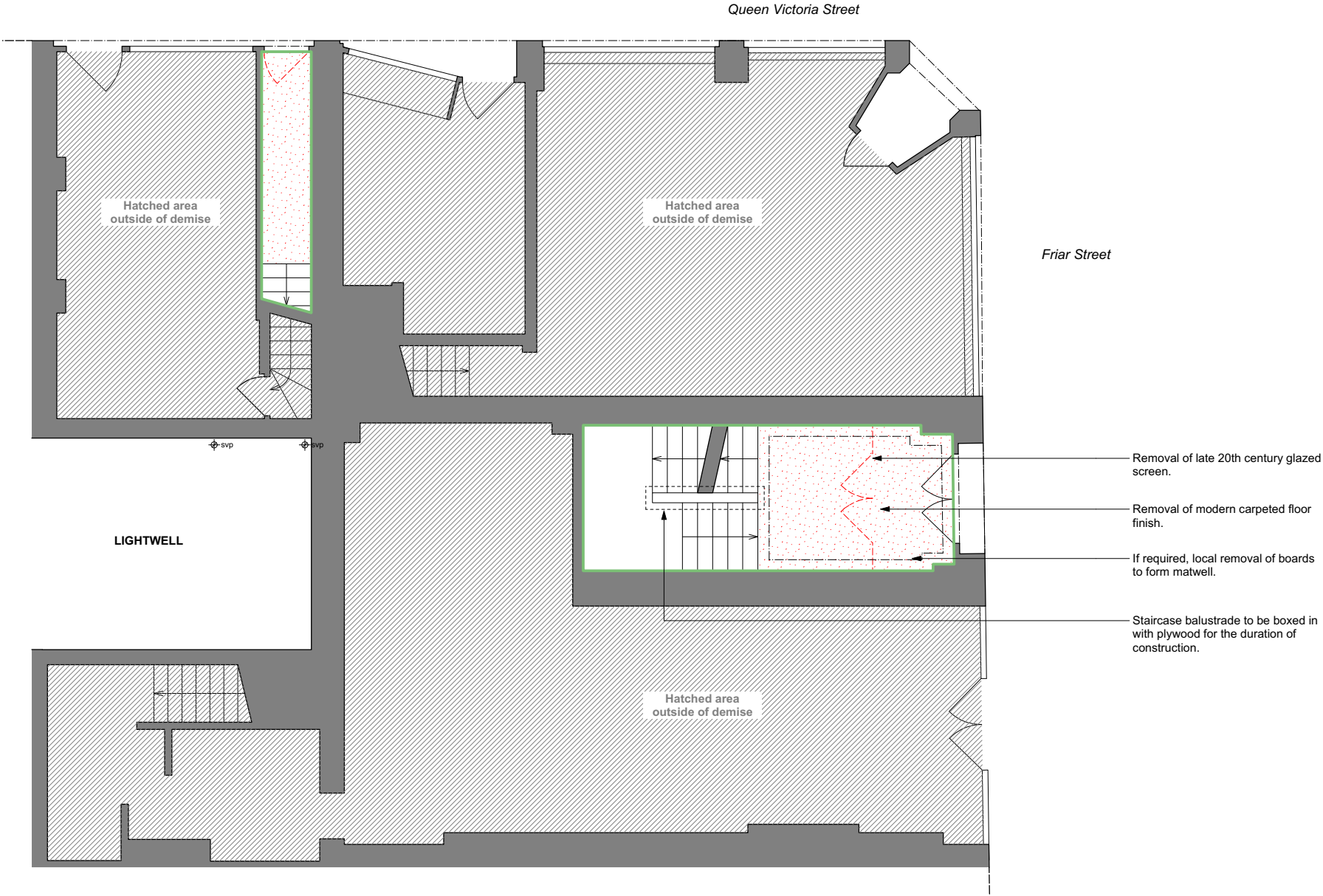
Asbestos
Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

 Limit of demise
 Area outside of demise/ application scope

 Fabric to be removed
 Fabric to be salvaged



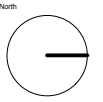
01: demolition ground floor plan 1:50

Rev	Date	Dwn	Chckd	Description	Rev	Date	Dwn	Chckd	Description
	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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0 2.5m



LBC/ PLANNING ISSUE

PRINT IN COLOUR ONLY

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Job Title 149-150 Friar Street, Reading					Drawing Title Ground Floor Plan		
Client One Reading LLP c/c TCN UK					Demolition Plans		
Scale	1:50@A1 1:100@A3	Date	05.07.18	Dwn	FM	Chckd	JC
Job No		10768		Drawing No		PL 0511	
Rev		A					

GENERAL WORKS: DEMOLITIONS

In addition to annotated works, the following general works are to be undertaken.

Flooring
Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Walls
Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.
Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings
Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.
Remove redundant fittings and fixtures.

Doors and windows
Remove all over-boarding to doors (all none-original).

Finishes and linings
Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Roof
Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access).
Remove rafters to form openings for rooflights (refer to proposed plans).

Miscellaneous
Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

Services
All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

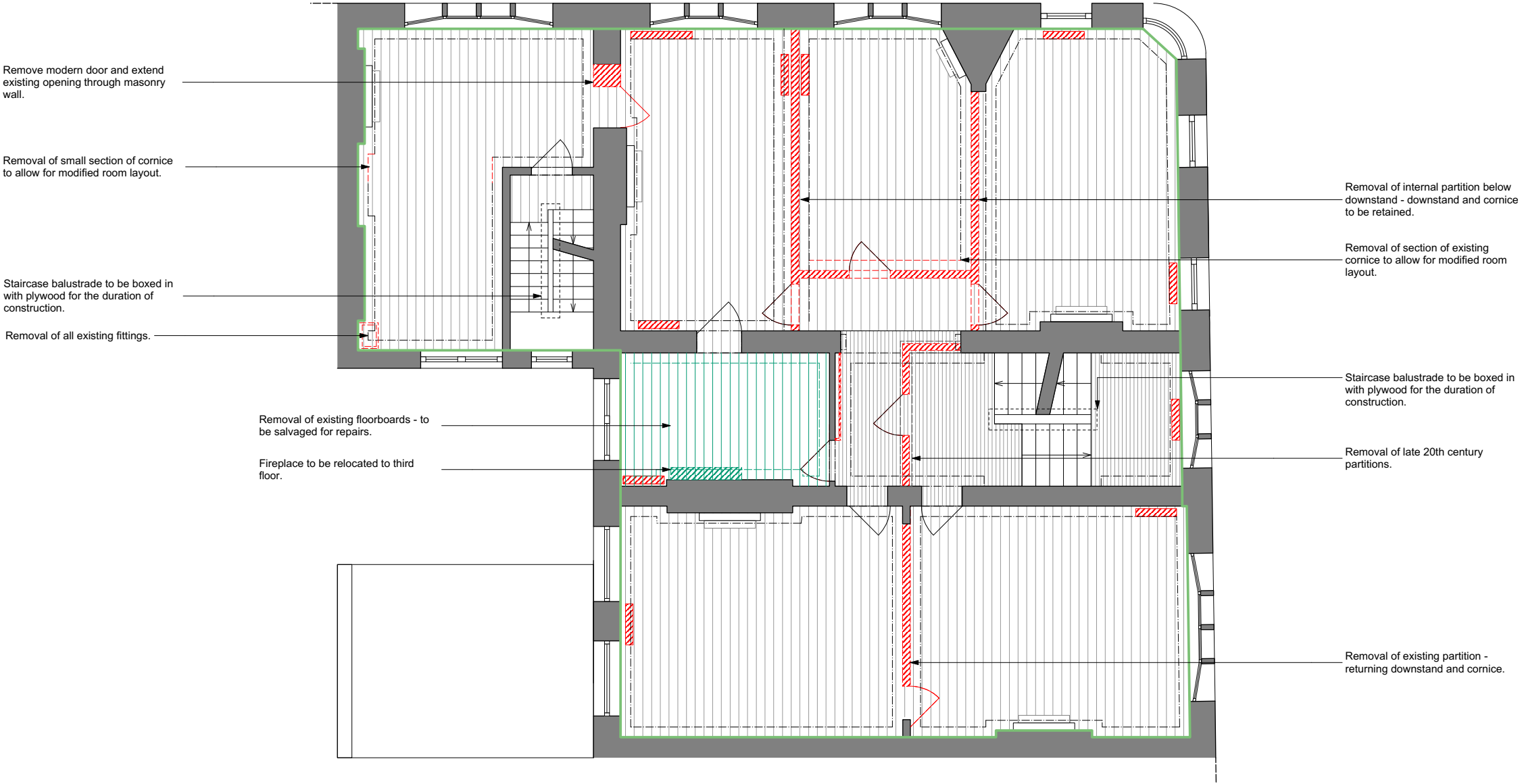
Asbestos
Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

 Limit of demise
 Area outside of demise/ application scope

 Fabric to be removed
 Fabric to be salvaged



01: demolition first floor plan 1:50

Rev	Date	Dwn	Chkd	Description	Rev	Date	Dwn	Chkd	Description
	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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02.5m

ferguson mann architects					
Job Title 149-150 Friar Street, Reading			Drawing Title First Floor Plan		
Client One Reading LLP c/c TCN UK			Demolition Plans		
Scale 1:50 @ A1 1:100 @ A3	Date 05.07.18	Dwn FM	Chkd JC	Job No 10768	Rev A

GENERAL WORKS: DEMOLITIONS

In addition to annotated works, the following general works are to be undertaken.

Flooring
Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Walls
Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.
Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings
Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.
Remove redundant fittings and fixtures.

Doors and windows
Remove all over-boarding to doors (all none-original).

Finishes and linings
Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Roof
Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access).
Remove rafters to form openings for rooflights (refer to proposed plans).

Miscellaneous
Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

Services
All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

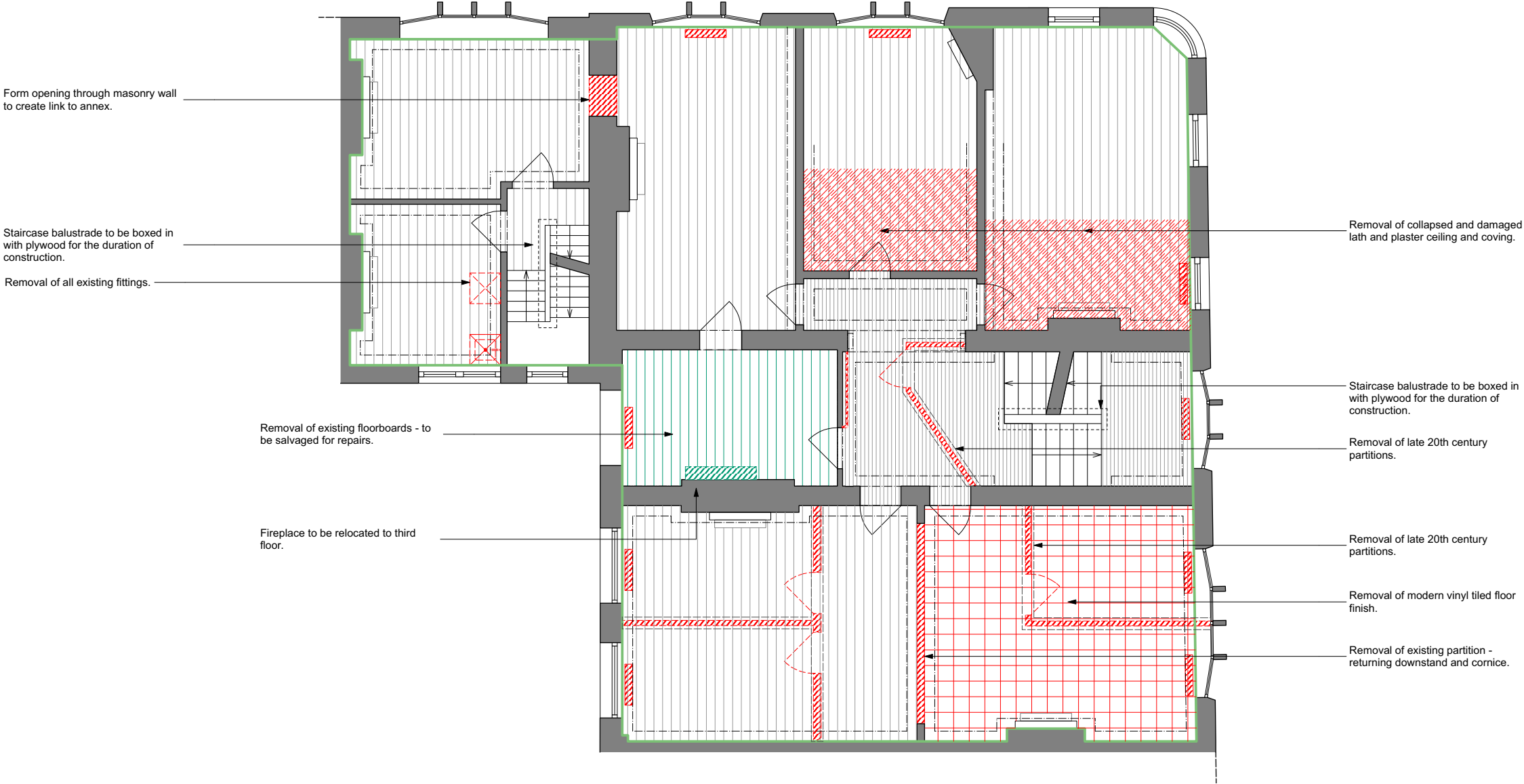
Asbestos
Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

 Limit of demise
 Area outside of demise/ application scope

 Fabric to be removed
 Fabric to be salvaged



01: demolition second floor plan 1:50

Rev	Date	Dwn	Chkd	Description	Rev	Date	Dwn	Chkd	Description
	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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Job Title
149-150 Friar Street, Reading

Client
One Reading LLP c/c TCN UK

Scale
1:50@A1
1:100@A3

Date
05.07.18

Drawn
FM

Chkd
JC

Drawing Title
Second Floor Plan

Demolition Plans

Job No
10768

Drawing No
PL 0513

Rev
A

GENERAL WORKS: DEMOLITIONS

In addition to annotated works, the following general works are to be undertaken.

Flooring
Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Walls
Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.
Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings
Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.
Remove redundant fittings and fixtures.

Doors and windows
Remove all over-boarding to doors (all none-original).

Finishes and linings
Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Roof
Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access). Remove rafters to form openings for rooflights (refer to proposed plans).

Miscellaneous
Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

Services
All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

Asbestos
Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

 Limit of demise
 Area outside of demise/ application scope

 Fabric to be removed
 Fabric to be salvaged

Remove local area of wall lining to enable access to rainwater pipe (to be made good following works)

Removal of ceiling joists including structural repairs/ upgrading where required by engineer - timber roof trusses and purlins to be retained and repaired.

Form opening through masonry wall to create link to annex.

Remove lining to reveal fire opening.

Removal of existing partitions.

Removal of existing landing and stairs.
Staircase balustrade to be boxed in with plywood for the duration of construction.

Removal of late 20th century partitions.
Removal of existing floorboards - to be salvaged for repairs.

Removal of lead lined open trough gutter and associated framing - for replacement.

Removal of ceiling joists including structural repairs/ upgrading where required by engineer - timber roof trusses and purlins to be retained and repaired.

Removal of existing partitions.

Remove lining to reveal fire opening.

Staircase balustrade to be boxed in with plywood for the duration of construction.

Removal of ceiling joists including structural repairs/ upgrading where required by engineer - timber roof trusses and purlins to be retained and repaired.

01: demolition third floor plan 1:50

Rev	Date	Dwn	Chkd	Description	Rev	Date	Dwn	Chkd	Description
	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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Job Title					Drawing Title		
149-150 Friar Street, Reading					Third Floor Plan		
Client					Demolition Plans		
One Reading LLP c/c TCN UK							
Scale	Date	Dwn	Chkd	Job No	Drawing No	Rev	
1:50@A1 1:100@A3	05.07.18	FM	JC	10768	PL 0514	A	

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GENERAL WORKS: DEMOLITIONS

In addition to annotated works, the following general works are to be undertaken.

Flooring
Floorboards within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to be salvaged for repairs elsewhere.

Walls
Plasterwork to be inspect onsite. Unsound and detached plasterwork at risk of collapse to be removed to sound.
Remove redundant fittings and fixtures.
Where removed as a consequence of demolition works, salvage joinery including reinstating missing dado, picture rails, skirtings, cornice and architraves for repairs elsewhere.

Ceilings
Ceilings to be inspect onsite. Ceilings at risk of collapse to be removed or (where viable and only locally detached from substrate) washer and screw fixed back to joists. Floorboards above ceiling to be locally lifted to allow inspection of ceiling plaster keys.
Remove redundant fittings and fixtures.

Doors and windows
Remove all over-boarding to doors (all none-original).

Finishes and linings
Remove all wallpaper, carpets and sheet floor finishes throughout. Existing floor boards to be retained.
Remove failed paint and any underlying distemper (probably source of failure).

Roof
Remove all slates and battens, and leadwork throughout. Defective pointing and masonry to be removed for replacement (to be determined onsite following access). Remove rafters to form openings for rooflights (refer to proposed plans).

Miscellaneous
Remove all over-boarding to fireplaced (all none-original).
Salvage F04 and S05 fireplaces for reuse in proposed T02 and T03.
Remove all time-expired bird protection from exterior.

Services
All existing services to be removed throughout, including pipework, electrical, ventilation ducts and external soil stack.
Existing radiators to be salvaged for re-use (if viable following refurbishment survey).
Form new penetrations into lightwell for ventilation and soil routes from WCs and kitchen areas.
Form new penetrations through joists (in accordance with engineer's requirements) to form concealed heating and electrical routes.

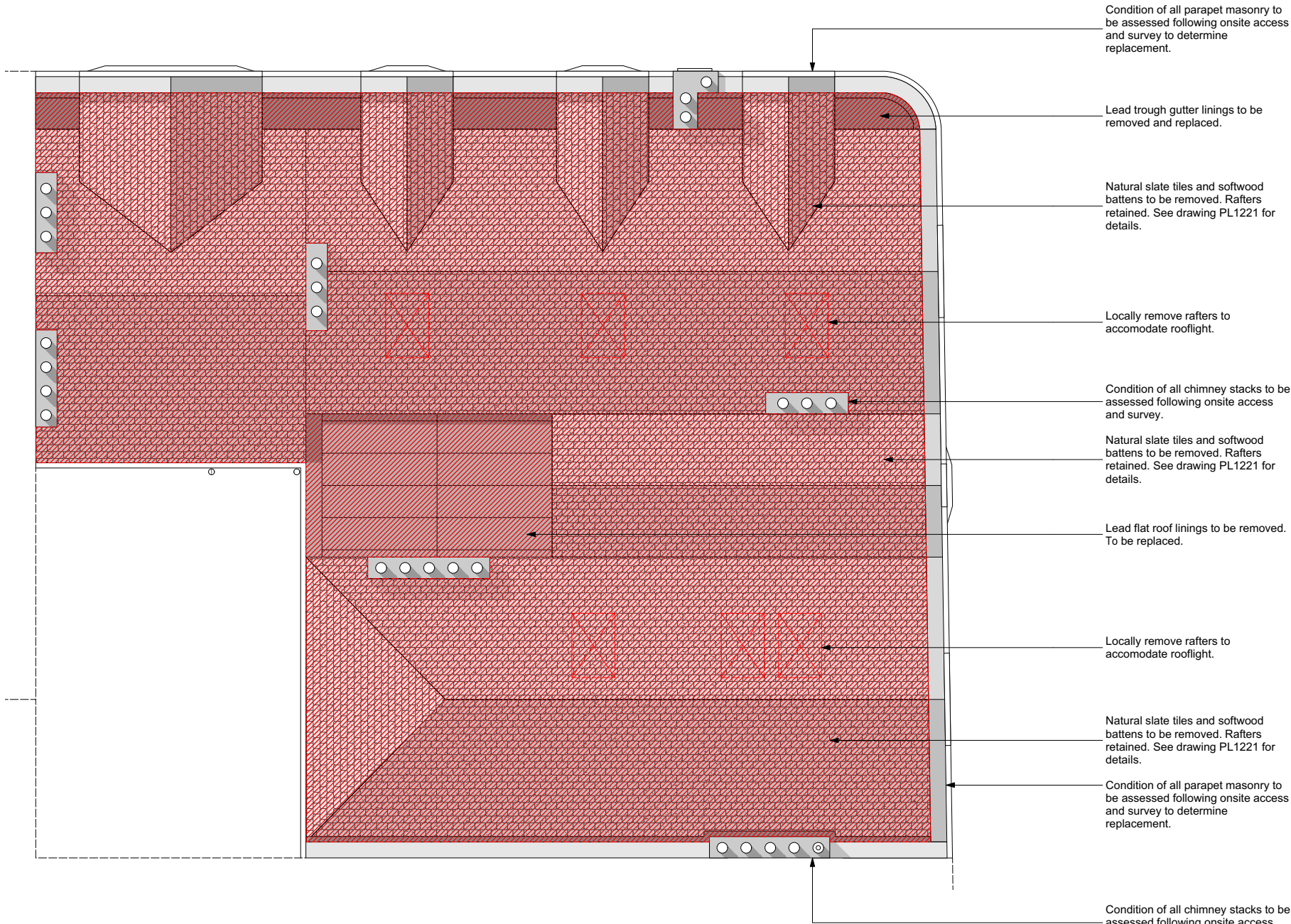
Asbestos
Remove all asbestos identified within asbestos survey, disposing in accordance with report recommendations and current legislation.

Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

 Limit of demise
 Area outside of demise/ application scope

 Fabric to be removed
 Fabric to be salvaged



01: demolition roof plan 1:50

Rev	Date	Dwn	Chkd	Description	Rev	Date	Dwn	Chkd	Description
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02.5m

North

Job Title					Drawing Title		
149-150 Friar Street, Reading					Roof Plan		
Client					Demolition Plans		
One Reading LLP c/c TCN UK					Job No	Drawing No	Rev
Scale	1:50@A1 1:100@A3	Date	05.07.18	Drawn	FM	Chkd	JC
				10768		PL 0515	
						A	

06
selected LBC
application drawings
proposed floor/roof plans

Flooring

Walls

Generally retain plaster where sound and repair with lime-based renovating plaster. Re-plaster areas of exposed brickwork with lime-based renovating plaster. Unless stated otherwise, retain and refurbish joinery and decorative plasterwork, including, where missing, reinstating dado, picture rails, skirtings, cornice and architraves in profile to match existing. Where possible, reuse salvaged joinery arising from proposed demolition works.

Ceilings

Generally retain lath and plaster ceilings where sound throughout. Throughout first-floor, where substantial ceilings remain, restore ceilings with lath and plaster. On second floor, replace mostly collapsed ceilings with plasterboard.

Install suspended plasterboard ceiling within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to conceal services and to allow retention of cornice (no longer suitable for sub-divided spaces).

Install new plasterboard linings throughout third-floor accommodation areas, where existing ceilings missing and arrangement modified to open rooms into roof volume.

Staircase

Main staircase nosing to be reinstated and timber renovated with new clear-finish coatings.
Rear staircase timber renovated with new clear-finish coatings.
Staircases and landing to have carpet runner.

Doors and windows

Generally doors and windows retained, renovated and redecorated. Replace existing staff and parting beads with new incorporating brush seals. Profile to match existing. Upgrade doors and surrounds accessing staircases, including application of intumescent paint, lining, intumescent ironmongery backings, concealed door-closers and inset fire seals.

Missing windows to be reinstated to match existing.

Ironmongery TBC, with original ironmongery to be retain and refurbished where viable.

New conservation type rooflights installed within roof. Allow for doubling adjacent rafters.

Finishes

Repaint all plaster and joinery surfaces.
Apply intumescent paint to existing plaster and timber partitions facing staircase area.
New paint/ stain to existing/ refurbished timber floorboards.

Miscellaneous

Prepare and paint, or stain, exposed retained timber trusses, purlins etc. on third floor.

Unless otherwise stated, existing fireplaces retained and refurbished.

Install bird deterrent wires to external ridges, sills and other perching points.

Roof

- Install new slate roof incorporating breather membrane, insulation and ventilated gutters. All lead work replaced, including modification of gutters, flashings etc. necessary to comply with Lead Sheet Association standards.
- If identified, decayed masonry and pointing to parapets to be replaced, matching existing.
- Replace internal open gutter (presume cause of substantial fabric decay) with piped system including maintenance access.
- Install bird and weather guards to chimney pots.
- To enable roof access, install temporary façade-fixed intrusive anchors. Make good with mortar post-works.

Services

New services to be installed throughout, including pipework, electrical, ventilation ducts and external soil stack (to be replaced in cast-iron). Existing radiators to be reused in new positions, if viable following refurbishment survey.

Create new service riser from basement to third floor, rising through G01 landing (concealed behind new false wall), F05, S06 and T05 (concealed behind partition wing).

Pressurised radiator circuit to run in floor void, with new joist penetrations formed to suit.

New boiler(s) installed, with flue to reuse existing route to roof level via chimney stack (as existing).

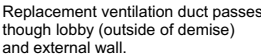
New waste connections from WCs to replaced external stack, via new opening to lightwell, at each level.

WC and Kitchen ventilation formed, via new opening to lightwell, at each level.

Drawings based on survey by others. Roof drawn indicatively - no detailed survey information available.

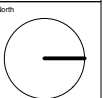
LEGEND

- . — . New drainage run



New boiler flue to rise to roof via chimney stack.

01: proposed basement plan 1:50



					ferguson mann architects		
Job Title 149-150 Friar Street, Reading					Drawing Title Basement Floor Plan		
Client One Reading LLP c/c TCN UK							
Scale 1:50@A1 1:100@A3					Job No 10768		
Date 05.07.18					Drawing No PL 0110		
Drwn FM					Rev A		
Ckcd JC							

GENERAL WORKS: PROPOSED

Flooring

Generally softwood floorboards retained and refurbished, including staple and underlay (where present) removal, followed by sanding and coating. Broken and damaged boards replaced with salvaged and new.
Within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 install new plywood deck and sheet finish (i.e. linoleum) suitable for WC and kitchen areas.
Ground floor entrance flooring TBC. If tiled / board finish present, retain and refurbish, otherwise carpet replaced. Entrance matting to be installed, within recessed matwell.
Basement brick floor retained and cleaned, with repairs to match existing.
Acoustic separation improved by installing mineral wool within voids, and isolating boards from joists using load-bearing rubber strips between GF and FF only.

Walls

Generally retain plaster where sound and repair with lime-based renovating plaster.
Re-plaster areas of exposed brickwork with lime-based renovating plaster.
Unless stated otherwise, retain and refurbish joinery and decorative plasterwork, including, where missing, reinstating dado, picture rails, skirtings, cornice and architraves in profile to match existing.
Where possible, reuse salvaged joinery arising from proposed demolition works.

Ceilings

Generally retain lath and plaster ceilings where sound throughout. Throughout first-floor, where substantial ceilings remain, restore ceilings with lath and plaster. On second floor, replace mostly collapsed ceilings with plasterboard.
Install suspended plasterboard ceiling within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to conceal services and to allow retention of cornice (no longer suitable for sub-divided spaces).
Install new plasterboard linings throughout third-floor accommodation areas, where existing ceilings missing and arrangement modified to open rooms into roof volume.

Staircase

Main staircase nosing to be reinstated and timber renovated with new clear-finish coatings.
Rear staircase timber renovated with new clear-finish coatings.
Staircases and landing to have carpet runner.

Doors and windows

Generally doors and windows retained, renovated and redecorated. Replace existing staff and parting beads with new incorporating brush seals. Profile to match existing.
Upgrade doors and surrounds accessing staircases, including application of intumescent paint / lining, intumescent ironmongery backings, concealed door-closers and inset fire seals.
Missing windows to be reinstated to match existing.
Ironmongery TBC, with original ironmongery to be retain and refurbished where viable.
New conservation type rooflights installed within roof. Allow for doubling adjacent rafters.

Finishes

Repaint all plaster and joinery surfaces.
Apply intumescent paint to existing plaster and timber partitions facing staircase area.
New paint/ stain to existing/ refurbished timber floorboards.

Miscellaneous

Prepare and paint, or stain, exposed retained timber trusses, purlins etc. on third floor.
Unless otherwise stated, existing fireplaces retained and refurbished.
Install bird deterrent wires to external ridges, sills and other perching points.

Roof

Install new slate roof incorporating breather membrane, insulation and ventilated gutters. All lead work replaced, including modification of gutters, flashings etc. necessary to comply with Lead Sheet Association standards.
If identified, decayed masonry and pointing to parapets to be replaced, matching existing.
Replace internal open gutter (presume cause of substantial fabric decay) with piped system including maintenance access.
Install bird and weather guards to chimney pots.
To enable roof access, install temporary façade-fixed intrusive anchors. Make good with mortar post-works.

Services

New services to be installed throughout, including pipework, electrical, ventilation ducts and external soil stack (to be replaced in cast-iron). Existing radiators to be reused in new positions, if viable following refurbishment survey.
Create new service riser from basement to third floor, rising through G01 landing (concealed behind new false wall), F05, S06 and T05 (concealed behind partition lining).
Proposed radiator circuit to run in floor void, with new joist penetrations formed to suit.
New boiler(s) installed, with flue to reuse existing route to roof level via chimney stack (as existing).
New waste connections from WCs to replaced external stack, via new opening to lightwell, at each level.
WC and Kitchen ventilation formed, via new opening to lightwell, at each level.

Drawings based on survey by others. Roof drawn indicatively - no detailed survey information available.

LEGEND

Limit of demise
 Area outside of demise/ application scope

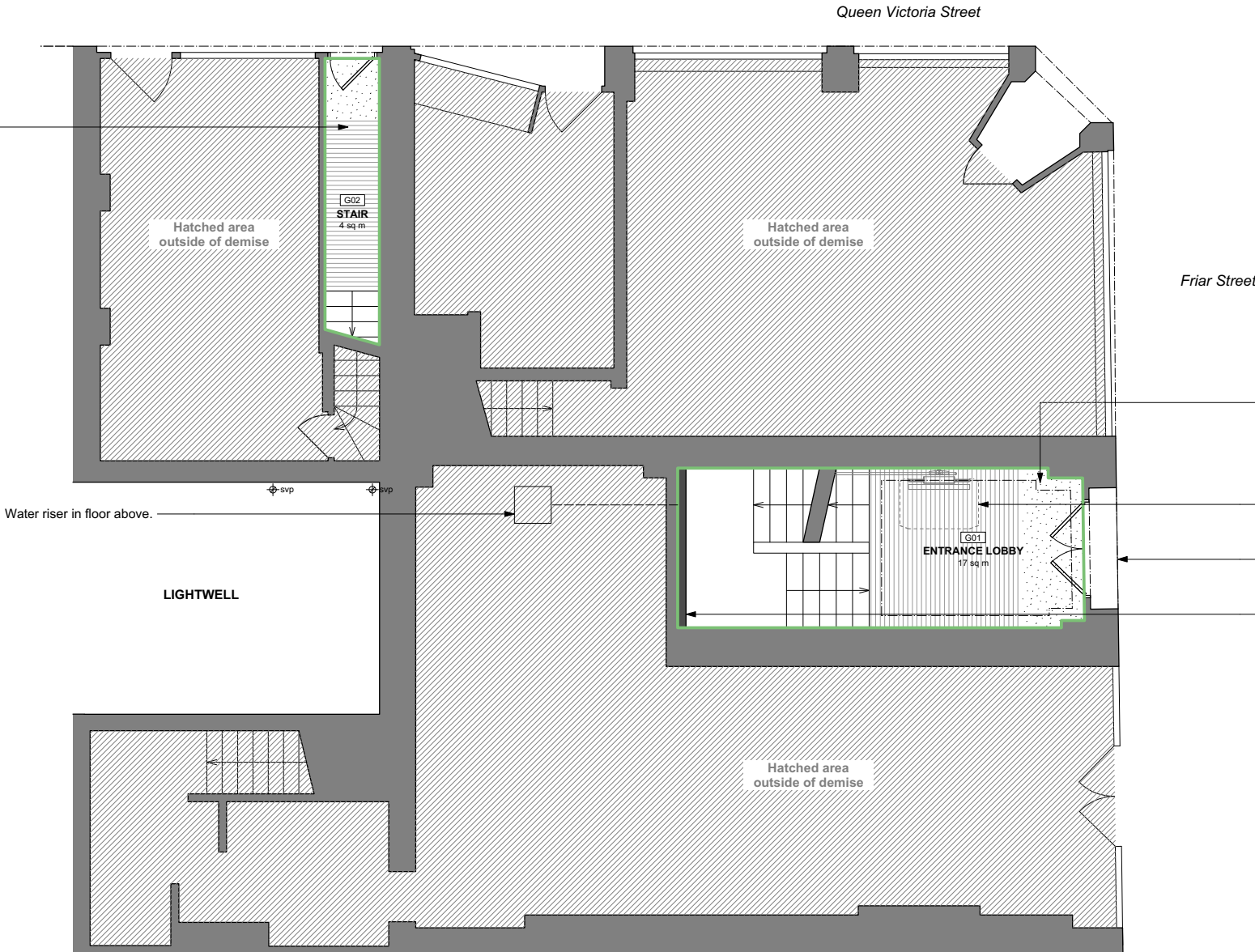
Existing Fabric
 Proposed Fabric

Timber Boards
 Brick Floor
 Vinyl Tiles
 Carpet

New ceiling/ cornice
 New plaster/ linings
 Suspended ceiling

New drainage run

New matwell (allow for local removal of floor screed / deck to accomodate sunken matwell).



New matwell (allow for local removal of floor screed / deck to accomodate sunken matwell).

New platform lift and associated running rail installed within staircase, to provide GF to FF access.

New external entrance lighting, intercom and replacement new entrance signage (details TBC).

New service risers concealed behind platerboard lining. Existing skirting and dado to be removed and reapplied to lining. Existing cornice removed, and new cornice installed to suit lining position.

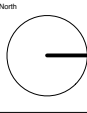
01: proposed ground floor plan 1:50

Rev	Date	Dwn	Chkd	Description	Rev	Date	Dwn	Chkd	Description
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Job Title
149-150 Friar Street, Reading

Client
One Reading LLP c/c TCN UK

Scale
1:50@A1
1:100@A3

Date
05.07.18

Dwn
FM

Chkd
JC

Drawing Title
Ground Floor Plan

Proposed Plans

Job No
10768

Drawing No
PL 0111

Rev
A

Flooring

Generally softwood floorboards retained and refurbished, including staple and underlay (where present) removal, followed by sanding and coating. Broken and damaged boards replaced with salvaged and new.

Within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 install new plywood deck and sheet finish (i.e. linoleum) suitable for WC and kitchen areas. Surround floor entrance flooring (T.C. if tiled / board finish present, retain and refurbish, otherwise carpet replaced. Entrance matting to be installed, within recessed matwell.

Basement brick floor retained and cleaned, with repairs to match existing.

Acoustic separation improved by installing mineral wool within voids, and isolating boards from joists using load-bearing rubber strips between GF and FF only.

Walls

Generally retain plaster where sound and repair with lime-based renovating plaster. Re-plaster areas of exposed brickwork with lime-based renovating plaster. Unless stated otherwise, retain and refurbish joinery and decorative plasterwork, including, where missing, reinstating dado, picture rails, skirtings, cornice and architraves in profile to match existing. Where possible, reuse salvaged joinery arising from proposed demolition works.

Ceilings

Generally retain lath and plaster ceilings where sound throughout. Throughout first-floor, where substantial ceilings remain, restore ceilings with lath and plaster. On second floor, replace mostly collapsed ceilings with plasterboard. Install suspended plasterboard ceiling within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to conceal services and to allow retention of cornice (no longer suitable for sub-divided spaces). Install new plasterboard linings throughout third-floor accommodation areas, where existing ceilings missing and arrangement modified to open rooms into roof volume.

Staircase

Main staircase nosing to be reinstated and timber renovated with new clear-finish coatings.
Rear staircase timber renovated with new clear-finish coatings.
Staircases and landing to have carpet runner.

Doors and windows

Generally doors and windows retained, renovated and redecorated. Replace existing staff and parting beads with new incorporating brush seals. Profile to match existing. Upgrade doors and surrounds accessing staircases, including application of intumescent paint/lining, intumescent ironmongery backings, concealed door-closers and inset fire seals.

Missing windows to be reinstated to match existing.

Ironmongery TBC, with original ironmongery to be retained and refurbished where viable.

New conservation type rooflights installed within roof. Allow for doubling adjacent rafters.

Finishes

Repaint all plaster and joinery surfaces.
Apply intumescent paint to existing plaster and timber partitions facing staircase area.
New paint/ stain to existing/ refurbished timber floorboards.

Miscellaneous

Prepare and paint, or stain, exposed retained timber trusses, purlins etc. on third floor.

Unless otherwise stated, existing fireplaces retained and refurbished.

Install bird deterrent wires to external ridges, sills and other perching points.

Roof

Install new slate roof incorporating breather membrane, insulation and ventilated gutters. All lead work replaced, including modification of gutters, flashings etc. necessary to comply with Lead Sheet Association standards.

Identified, decayed masonry and pointing to parapets to be replaced, matching existing.

Replace internal open gutter (presume cause of substantial fabric decay) with piped system including maintenance access.

Install bird and weather guards to chimney pots.

To enable roof access, install temporary façade-fixed intrusive anchors. Make good with mortar post-works.

Services

New services to be installed throughout, including pipework, electrical, ventilation ducts and external soil stack (to be replaced in cast-iron). Existing radiators to be reused in new positions, if viable following refurbishment survey.

Create new service riser from basement to third floor, rising through G01 landing (concealed behind new false wall), F05, S06 and T05 (concealed behind partition lining).

Proposed radiator circuit to run in floor void, with new joist penetrations formed to suit.

New boiler(s) installed, with flue to reuse existing route to roof level via chimney stack (as existing).

New waste connections from WCs to replaced external stack, via new opening to lightwell, at each level.

WC and Kitchen ventilation formed, via new opening to lightwell, at each level.

Drawings based on survey by others. Roof drawn indicatively - no detailed survey information available.

LEGEND

-  Limit of demise
-  Area outside of demise/ application scope

- Existing Fabric
Proposed Fabric

-  Timber Boards
 Brick Floor
 Vinyl Tiles
 Carpet

-  New ceiling/ cornice
 New plaster/ linings
 Suspended ceiling

- . — . New drainage run

Modern door removed, and opening reposition (requiring widening and new partition) to improve relationship with historic fireplace.

Local areas of missing lath and plaster ceilings and corncicing to be reinstated.

Local areas of ceiling replaced.

Area of detached wall and ceiling plaster replaced with new.

Glazed metal framed screen
installed with newly formed opening,
with new downstand and cornice
above.

Existing window replaced with new sash, to match others.

Area of detached wall and ceiling plaster replaced with new.

Replacement cast iron SVP accommodate new drainage connections.

New doors, partitions and skirtings installed.

Suspended ceiling installed below cornice, to conceal ventilation and to allow cornice retention above room division.

Fire opening overboarded.

New flooring. See drawing PL1220 for details.

Remove card underlay from boards.

Failing plaster replaced with new.

01: proposed first floor plan 1:50

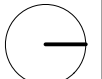
[illegible]

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North



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Job Title 149-150 Friar Street, Reading					Drawing Title First Floor Plan		
Client One Reading LLP c/c TCN UK							
Scale 1:50@A1 1:100@A3	Date 05.07.18	Drawn FM	Checked JC	Job No 10768	Drawing No PL 0112	Rev A	

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Flooring

Walls

Ceilings

Staircase

Doors and windows

Finishes

Miscellaneous

Roof

Services

LEGEND

— . — . New drainage run

Job No 10768	Drawing No PL 0114	Rev A
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Flooring

Walls

Ceilings

Staircase

Doors and windows

Finishes

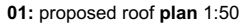
Miscellaneous

Roof

Services

LEGEND

- .— New drainage run



					ferguson mann architects		
Job Title 149-150 Friar Street, Reading					Drawing Title Roof Plan		
Client One Reading LLP c/c TCN UK					Proposed Plans		
Scale	1:50 @ A1 1:100 @ A3	Date	05.07.18	Drawn	FM	Checked	JC
Job No	10768		Drawing No	PL 0115		Rev	A