

Matthew Burns,
Senior Planning Officer,
Planning Department,
Reading Borough Council,
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

09 03 2016

Dear Matthew Burns,

**Application for Listed Building Consent for additional works to Seven Bridges House,
19 Bridge Street, Reading, RG1 2LR**

This application is for Listed Building Consent for additional works to be carried out in conjunction with approved planning and listed building consents 15/1619/FUL and 15/1620/LBC. The additional works include electrical proposals, addition of a vestibule at the entrance, proposed wall finishes and timber panelling details.

For reference we have included the proposed drawings from the approved applications, in addition to the existing drawings.

The following documents have been included in this application:

- The completed application form
- 1:1250 Site Location Plan
- A full set of existing drawings
- A full set of approved drawings from applications 15/1619/FUL and 15/1620/LBC
- Drawings showing the proposed works, as listed below

For the purposes of validation, this letter should be treated as our Design and Access, Heritage and Planning Statements. Where required materials are specified on the accompanying drawings.

Planning Statement

All the works proposed in this application are internal and therefore planning permission is not required. This application is for Listed Building Consent only. For this reason we understand that a CIL form is not required and there is no application fee.

Electrical Layout

- Drawing 1015.10.03.Pln02.022 – Proposed Ground Floor Plan
- Drawing 1015.10.03.Pln02.023 – Proposed First Floor Plan

The proposed plans included in this application show the extent of the electrical proposals for the property. This includes strip out of the extensive wiring that has been installed as part of the office fit out and installation of a new, much less extensive system to serve the requirements of the restaurant. The proposal includes electrical points, the majority of which will be fitted to items of furniture, wall mounted speakers, and cctv cameras. The majority of new wiring will be concealed in floor or ceiling

voids and installation will have minimal impact on the listed fabric of the building. Where cables do require chasing into the walls, we will keep this to a minimum and make sure plasterwork and decoration is made good in keeping with the age and character of the building. Where existing wiring, fixtures and fittings are removed the walls, skirting boards and floors will be made good in keeping with the character and style of the property.

Lighting Layout

- Drawing: *Ground Floor Lighting Plan Rev 4 by Something Good.*
- Drawing: *First Floor Lighting Plan Rev 4 by Something Good.*
- See also sheet showing proposed light fittings

As part of the refurbishment, the applicant would like to install new lighting throughout the building. The lighting proposals are shown on the lighting plans included with this application. As with the wiring, the majority of new cabling will be run within the existing voids, so will not cause harm to existing listed fabric. The void above the first floor ceiling can be easily accessed through the roof space, and the void above the ground floor can easily be accessed by lifting the floorboards in the first floor, hence damage to listed fabric and ceilings will be kept to a minimum.

Addition of Vestibule at Entrance

- Drawing *1015.10.03.Pln02.100 – Proposed Vestibule*

At the main entrance to the building, a glazed screen with double doors to form an entrance vestibule is proposed. The screen and doors will have a powder coated metal frame and will be fixed to a timber surround. In order to minimise damage to the existing listed fabric, the timber surround will be scribed into the skirting and cornice. In future the vestibule screen will be able to be fully removed, restoring the entrance hall space to its current form, including retained skirting and cornice.

An air curtain will be fixed to the new timber vestibule screen above the doors.

Textured Wall Finish

- Drawing: *Ground Floor Wall Finishes Rev 01 by Something Good.*
- Drawing: *First Floor Wall Finishes Rev 01 by Something Good.*

In some areas of the building we require a textured wall finish to be applied. The wall finishes plans listed above show the areas where this wall finish is to be applied. The textured finish proposed is applied in the following way:

1. A watery tinted white Dulux trade emulsion is applied to the wall with a brush, roller and trowel.
2. Strips of torn thin lining paper are hung on the wall with thinned traditional wallpaper paste.
3. A thin tinted decorator's filler is applied with a trowel
4. Several different acrylic colour washes are applied with a brush and roller.
5. The filler is rubbed back with sand paper to create layered effect.
6. The wall is finished with a water based mat varnish

Prior to any of the above works being undertaken all the walls that are being treated will be fully lined with high quality lining paper to ensure that the finish does not damage the existing plaster surface, and that in future the texture can be removed and the walls restored to their current condition.

We have a sample of the wall finish, which we will send to you once this application is validated. If further samples are required to be created on site we are happy to arrange this.

Timber Panelling

- Drawing: *Ground Floor Wall Finishes Rev 01 by Something Good.*
- Drawing: *First Floor Wall Finishes Rev 01 by Something Good.*
- Drawing *1015.10.03.Pln02.040 – Proposed Section A'A*
- Drawing *1015.10.03.Pln02.041 – Proposed Section B'B*
- Drawing *1015.10.03.Pln02.042 – Proposed Section C'C*

- Drawing 1015.10.03.Pln02.043 – Proposed Section D'D
- Drawing 1015.10.03.Pln02.044 – Dining Room 2 Proposed Sections
- Drawing 1015.10.03.Pln02.200 – Typical Panel Details

In addition to the textured wall finish, we are also proposing that the walls in the two first floor dining rooms are finished with timber panelling. The panelling and typical panel details are shown on the drawings listed above. The proposed panelling will not cause any harm to the existing window architraves, or picture rails, but in order to accommodate the panelling the existing skirting board will have to be removed. It is very clear that the existing skirting boards in these rooms are not original so we do not expect this to be a problem, however, where possible the existing skirting board will be re-installed on top of the panelling, and where this is not possible new skirting board to match the existing will be installed. It is also proposed that the ceiling of the smaller rear dining room will be panelled.

New wall to back of First Floor Bar

- Drawing: Proposed FF Bar/Sml Dining Room Screen by Something Good.

The approved listed building consent includes the addition of a wall to divide up one of the rear rooms to form a bar serving the front dining room. This application seeks permission for this wall to be constructed as a metal frame screen with glass panels. The drawing listed above is the proposed elevation from the rear dining room side of this wall.

I trust the information contained in this application is sufficient to enable you to assess the proposed work. If you require any further information, or if you have any question, please do not hesitate to contact us.

Yours sincerely

Andrew Breathwick
For and on behalf of Michael Jones Architects