

Building schedule of works / condition - 231503

Application At: 85 London Road Reading RG1 5BY

Application No: 231503

Application No: Listed Building Consent

Conditions

3. No development shall commence on site until a schedule of the materials to be used (including new leadwork, external doors, flues and other pipework piercing the roof), and a full schedule of works of the development hereby permitted, including measures to protect the retained listed building fabric have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be Date: 18th December 2023 AA Assistant Director of Planning, Transport and Public Protection Services referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Schedule of materials and works:

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
A	Repair render	Lime render to be used - colour matched to historic fabric
B	Re-paint	A good quality breathable matt masonry paint - white/off-white to match existing colour
C	New Drainpipes / guttering - replace plastic	Cast iron guttering and flat back hopper to match existing details. Painted traditional graphite colour Primer: https://linseedpaint.com/linseed-paint-iron-oxide-primer/ Paint: https://linseedpaint.com/linseed-paint-graphite-for-metal/
D	Painting iron balusters	Traditional metal paint, traditional graphite colour Primer: https://linseedpaint.com/linseed-paint-iron-oxide-primer/ Paint: https://linseedpaint.com/linseed-paint-graphite-for-metal/
E	Back door	Traditional painted timber door, style to complement existing doors in the house (4 panel)
F	Drain on door threshold	ACO drain installed at door threshold. (https://www.selcobw.com/aco-threshold-drain-channel-silver-anodised-grating-a15) Galvanised steel
G	Eaves	Fascia and soffits will be sanded down, any rotten timber will be replaced with new soft wood, like for like. Two coats of white paint, colour matched to existing will be applied.

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
H	Flat roof	Remove existing Bitumen roof felt, repair and make good any woodwork of the structure. Using two lead labs with one mop roll installed using code 6 lead which will be installed on to the 18mm OSB decking boards . Built on top of existing timber joists. Around the perimeter of the upstand, we will chase out 25mm deep into the render wall and install 150mm code 4 lead flashing which will be clipped and fixed into the wall chase followed by lead sealant and 2 coats of patination oil. Repairs to parapet wall, repoint using lime mortar and finish to a flush joint. Repair external render to match existing designs using a lime based render. Ensure all rainwater runoff flows to existing drains
I	Slate tile roofs	Repairs/ replacement of modern construction roof; wood frame, Slate tile, plasterboard & Gypsum plaster. Reinstatement of conservation breathable materials. No change to exterior presentation Conservation material reinstated: wood wool boards (https://www.mikewye.co.uk/product/savolit-plus-wood-wool-board/) , Breathable insulation (ThermaFleece) (https://www.mikewye.co.uk/product/thermafleece-cosywool-insulation/) & Lime plaster Gully lead work to be renewed, round the perimeter of the upstand, we will chase out 25mm deep into the render wall and install 150mm code 4 lead flashing which will be clipped and fixed into the wall chase followed by lead sealant and 2 coats of patination oil. Repairs to parapet wall, repoint using lime mortar and finish to a flush joint. Repair external render to match existing designs using a lime based render. Ensure all rainwater runoff flows to existing drains Construction of roof document: "Thermafleece_Warm-Roof-application-notes-V7"
J	Front iron gate	Traditional metal paint, traditional graphite colour Primer: https://linseedpaint.com/linseed-paint-iron-oxide-primer/ Paint: https://linseedpaint.com/linseed-paint-graphite-for-metal/

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
K	Full rewire & new lighting	- Floorboards to be lifted and retained - Skirting boards to be removed only where necessary and retained - Following rewire floorboards and skirting boards to be reinstated
L	Replumb	N/A
M	New boiler & heating system	Existing location and wall penetrations Water under floor heating system installed within the limecrete floor. Water under floor heating installed in Level 02 & 03 using under hung system suspended between floor joists System provided by Nu-Heat. Installation guides: - Limescreed - "SCLM14 install-10.04.19" - Joisted timber floors - "SCLM14 install-10.04.19"
N	Insulate/ acoustic insulation	Insulate between joist on all levels, using breathable conservation style materials: Thermafleece Cosy Wool - in accordance with "Thermafleece_Floor-Application-notes-V5.02" attached.
O	Gypsum plaster to be removed	Reinstate lime plaster - Haired
P	Repair coving and architraves	Repaired with Lime plaster, ensuring to match existing designs and details.
Q	Internal doors	Repair doors by splicing in timber where necessary Locks to be repaired or reinstated where necessary
R	Replace	New timber stair to be built, detail designs provided in document "2301-32400-Proposed Staircase

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
	and move staircase	Rev" and in accordance with structural engineers designs to meet relevant codes and regulation.
S	Opening supports	Steel beams and supports in accordance with structural engineers designs. Steel beams to be boxed in accordance with the structural engineers report to meet relevant building control requirements. Measures to be taken while undertaking structural changes to the building to ensure that the building is safe and that walls are adequately supported. Lime plaster finish
T	Wall openings	
U	Natural stone flooring	Natural stone tiles
V	Limecrete flooring	- Remove concrete floor throughout LGF, harths of fireplaces to be retained - Inspect and replace underfloor drainage pipes - When existing floor has been removed, excavate (if required) to required depth, taking care not to undermine foundations. - Accurately level and compact the surface - Layer of geotextile membrane - Compacted GEOCELL Foam Glass - Layer of geotextile membrane (vapour permeable, thermally bonded non-woven) - Underfloor heating pipes attached to grid (UFH diagrams to be supplied by client) - Lime screed/slab: 2 parts aggregate 1 part NHL5 by volume with 30 mm cork board surround. Fibratec V12 Concrete Fibres can be used for additional reinforcement (optional)

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
		- Flagstone bedding screed 20-50 mm of 2 parts aggregate to 1 part NHL5. - Grout with 2 parts aggregate to 1 part NHL. https://www.mikewye.co.uk/product/glasscrete-floor/ https://www.mikewye.co.uk/wp-content/uploads/2020/01/Fact-Sheet-Glasscrete.pdf https://www.mikewye.co.uk/wp-content/uploads/2020/01/EW543B-Mike-Wye-Associates-Ltd-Glasscrete.pdf https://www.mikewye.co.uk/wp-content/uploads/2020/01/GEOCELL-installation-guidance-2024.pdf - Geotextile membrane: https://www.mikewye.co.uk/product/geotextile-membrane/ - GEOCELL FOAM GLASS AGGREGATE: https://www.mikewye.co.uk/product/foam-glass-insulation-aggregate/ - NuHeat UFH supplied by client (SCLM14 – 14mm Fastflo® in Cliptrack® fixed to mesh with lime-based screed) - Secil Natural Hydraulic Lime: https://www.mikewye.co.uk/product/natural-hydraulic-lime-secil/ - Cork Board for Perimeter Insulation: SecilVit, https://www.mikewye.co.uk/product/cork-board-insulation/ Document “GEOCELL-installation-guidance-2024” - Specifies construction method
W	Hot water tank	N/A
X	External	New timber external door of existing style (4 panel door) - in existing colour painted finish

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
	door	
Y	Bath to be removed	N/A
Z	Pantry wall	- CLS timber frame - SAVOLIT Plus wood wool board, 15 mm, (https://www.mikewye.co.uk/product/savolit-plus-wood-wool-board/) - P010 joint adhesive for bonding longitudinal and transversal joints of Savolit boards - Thermafleece natural wool internal insulation, 100 mm, (https://www.mikewye.co.uk/product/thermafleece-cosywool-insulation/) - Lime plaster skim
AA	Door to utility room	Wooden pocket door
BB	Wood burning stove	- Flue pipe - Chimney cap - Porcelain - Non-combustible hearth - Chimney liner, 316 or 904-grade stainless steel - Register plate - Fireproof mortar - Flue liner
CC	Door leading to rear door steps	Replace wire mesh glazing with clear single 4mm glazing
DD	Hearth tile	Porcelain tile

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
EE	Stair balustrade	Reinstate missing spindle at bottom of staircase with new timber spinal, matched to rest of staircase
FF	Stained glass window	Repair broken panes with replacement glass matched to existing. Sourced from vintage glass where possible, if no match found then new glass will be used that complements existing materials.
GG	Door to room	Door, frame and architrave to be moved to new location on wall, reinstating existing materials
HH	En-suite fixtures	N/A
II	Bathroom door	Replace with 4 panel timber door complementary to existing doors in hour, using existing opening
JJ	New bathroom	N/A
KK	Enlarge room	- CLS timber frame - SAVOLIT Plus wood wool board, 15 mm (https://www.mikewye.co.uk/product/savolit-plus-wood-wool-board/) - P010 joint adhesive for bonding longitudinal and transversal joints of Savolit boards - Thermafleece natural wool internal insulation, 100 mm - Lime plaster finish
LL	Toilet and fan	Toilet waste outlet to be run internally to the property and exit using existing foul water pipes. New extractor fan (at location LL) external vent to be fitted through brickwork. Cast iron extractor hood (https://www.castironairbricks.co.uk/product/conservation-vent-grille/) - Attached data sheet "spec-sheet-con456-1"

Reference code (refer to drawings/ Heritage statement)	What is it	Materials to be used
MM	Timber truss cladding	Remove wooden cladding covering roof trusses
NN	Insulation	Wood fibre and Thermafleece insulation between roof trusses. Installed in accordance with the attached "Thermafleece_Warm-Roof-application-notes-V7". Wood wool boards (https://www.mikewye.co.uk/product/savolit-plus-wood-wool-board/) with lime plaster skim
OO	Guarding	Reinstate timber balusters and balustrading at the top of the steps as protection from falling, square edged Balusters to match existing staircase.

Measures to protect the retained listed building fabric

1. Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
2. Install temporary propping in accordance with the directions of a structural engineer in order to stabilise stairs, floor joists, and the structure generally. Provide temporary balustrade and handrails where these are missing at staircases. Provide sheeting or boarding wherever floor boarding and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for duration of works.
3. Provide sheeting or boarding to protect building fabric from damage during re-roofing works.
4. Historic materials will be retained and repaired if possible. In cases where finishes are damaged beyond repair or where inappropriate materials have been used in the past, replacement is necessary and materials selected to complement the period of the structure
5. Floor boards will be lifted with care to minimise damage and will be relayed

6. Skirting board will be removed with care to minimise damage and will be refitted
7. Damage to original lime plaster will be repaired using appropriate lime plaster
8. Where timber frame of windows is damaged and needs replacing, new wood will be spliced in so as to retain as much original material as possible without compromising the structural integrity of the frame