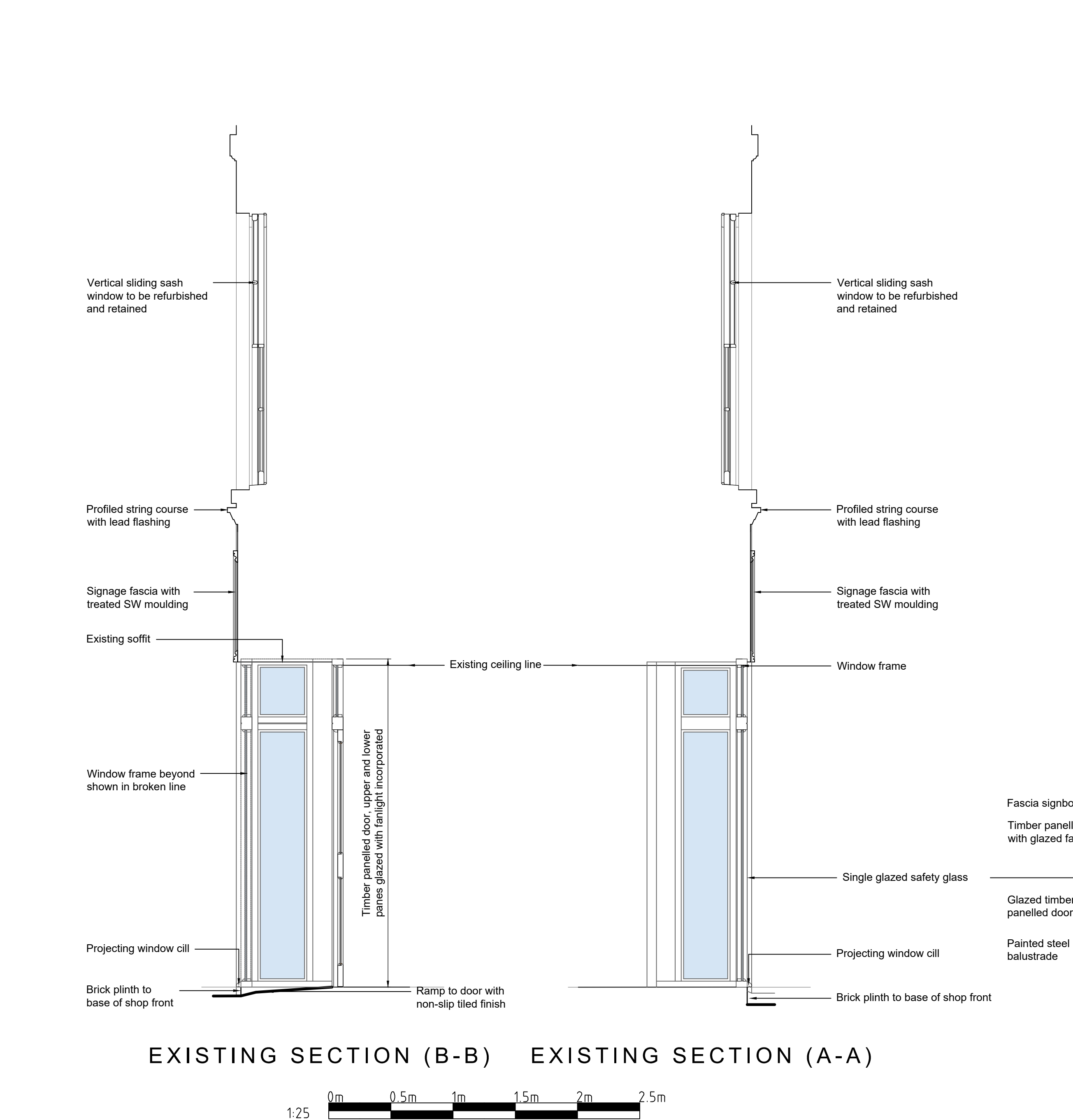
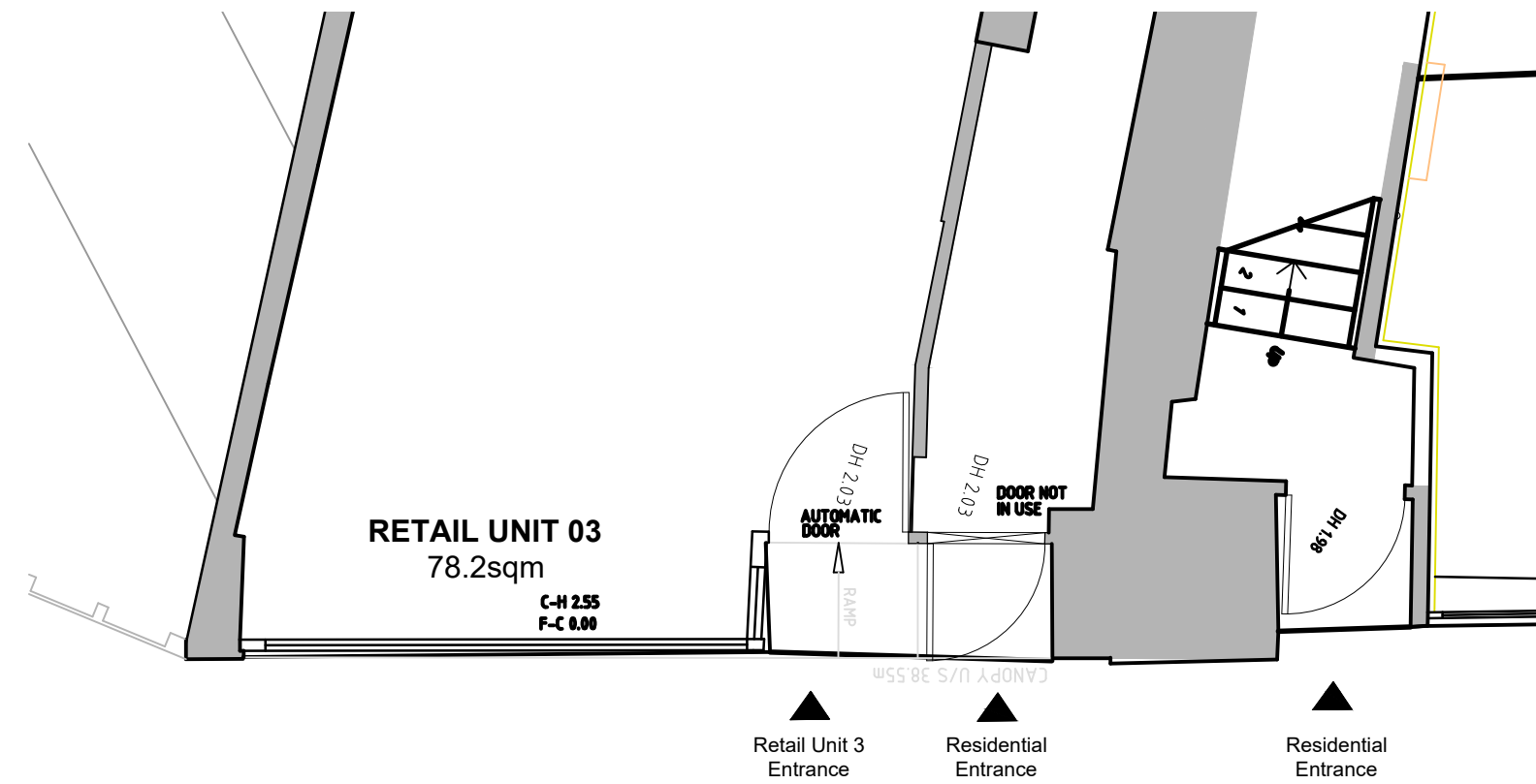




PHOTOS: Elevation works in progress, making good to match existing finishes



EXISTING FLOOR PLAN

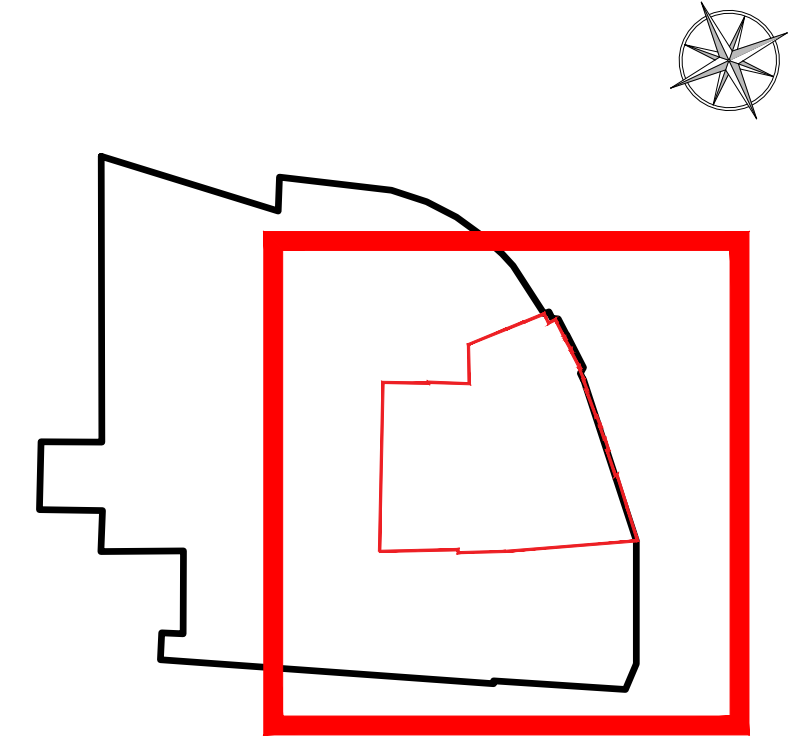
Schedule of Repair:

01. The general aim is that the proposed repairs will preserve the historic integrity of the building by ensuring that all materials and workmanship are compatible with the existing fabric wherever possible. Any traditional methods of repair shall be carried out following appropriate professional advice and subject to prior approval to ensure the most suitable techniques are adopted. Care and attention are to be exercised at all times when demolishing elements and structures, and all adjacent retained elements are to be made good on a like-for-like basis. All new works are to be carried out in accordance with the manufacturers written guidance.
02. Existing windows beyond repair to be replaced with painted timber casements and or sashes like for like, window arrangements to match existing, ensuring equal sight lines and glazing bars match original profiles.
03. All rainwater goods to be repaired made good and or like for like replacements.
04. All failed lead flashings to be replaced with code 5 lead flashings.
05. Any tile hanging replacements to be handmade sandfaced peg tiles of a lighter colour than the main roof, with no Winchester cut tiles.
06. Condition of chimney stacks below roof line to be reviewed for damp penetration, and if present, new and or replacement lead flashings to be installed.
07. Existing SVP vents to be reviewed in comparison to new internal layout, and all unnessecary roof vents to be removed, and replaced with tiles to match existing roof.
08. Existing flat roofs condition to be reviewed during renovation process and repaired or replaced where necessary. To match existing.
09. Care and attention to be exercised at all times when demolishing elements and structures. Adjacent retained elements to be made good like for like.
10. New Windows and door openings. Painted timber casements to match pattern of adjacent windows. Arrangements to match existing, ensuring equal sight lines and glazing bars match the traditional profile and proportion.
11. Existing plant growth around the building, and specifically within valleys, behind chimneys, and within the rain water goods is to be removed, and any damage repaired.
12. Missing flashings below or above existing openings to be replaced with Code 4 lead flashings to match existing.
13. Missing timber frame elements including posts rails and bracing pieces to be replaced and scarfed in oak like for like.
14. Where timber framing joints have become detached and or damaged from water ingress, infestation and rot to be made good replaced like for like.
15. Existing external cables to be removed where no longer in use.
16. Existing window in-filled where adjacent to demolished extension refer to demolition plans for proposed wall type. Finish to match existing.
17. All roof tiles to be replaced shall be handmade sand-faced peg tiles with hogsback ridge tiles, and all salvageable existing peg tiles shall be reused to match existing.
18. Newly exposed internal walls to be sheathed and fire proofed accordingly to receive appropriate facing.
19. New thermal upgrades to be acheived with breathable sheeps wool, or wood fibreboard insulation where applicable.
20. Brickwork repairs to be undertaken using lime based matched mortar.
21. Internal paint finishes to be breathable.

SIGNS KEY:

- (01) Signs 01 and 02 will be face fixed to exterior at ground floor fascia level
- These positions are indicative only
- Lighting Hours:
- | | |
|---------------|-----------|
| 8am - 10pm | - Sign 01 |
| 8am - 11.30pm | - Sign 02 |

BLOCK PLAN KEY



PLANNING LISTED BUILDING CONSENT

revisions:

-

client:
Mountley Group

project:
Alterations & Extensions
27 - 32 Market Place
Reading

description:
Existing Shop Front
32 Market Place (RETAIL UNIT 03)

jdw
architects ltd

head office:
the old stone masons, 10 st johns st,
abergavenny, monmouthshire, np7 5rt
tel: 01873 851125 fax: 01873 851127

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w: www.jdwarchitects.co.uk

drawn: scale:
ml 1:50 @A1
date: sheet of:
May 2022 - -

job dwg. no:
jw1077 - 485

rev:

rev: