



DHA ARCHITECTS

Ref: 1129-c2603161
Document: 154 Friar St, Reading - Listed Building Outline Scope of Works
Rev -: -
Date: 16th March 2026

ITEM	DESCRIPTION
1	<u>BRIEF DESCRIPTION</u> The works are for the change of use of the upper floors of 154 Friar St, Reading, from offices to serviced accommodation.
2	<u>SUMMARY OF PRINCIPAL DEMOLITIONS AND STRUCTURAL WORKS</u> 2.1 First Floor • Remove partition forming office F2; • Strip-out redundant bathroom fittings in WCs F3 and F4; • Remove partition wall between WCs F3 and F4; • Remove partition forming Office F5; • Remove modern suspended ceilings; • Remove all existing internal door leaves; 2.2 Second Floor • Strip-out redundant fittings in WC S3, Kitchen S4 and Boiler Room S5; • Remove partitions forming S3, S4, S5, S6, S9 and S10; • Relocate opening 2-2 in office S2; • Remove modern suspended ceilings; • Remove all existing internal door leaves; 2.3 Roof • Remove roof window WD 2-10 for replacement with new smoke vent roof light. 2.4 Generally • Strip out all existing cosmetic floor finishes; • All existing electrics, plumbing and above ground drainage to be stripped-out; • Remove redundant services including air conditioning cassettes and condensers and existing heating pipework and internal drawing pipework; • Discreet intrusive investigations to be carried out to determine the make up of the external walls to the modern rear range – additional insulation to be added if feasible.
3	<u>NEW INTERNAL WORKS - GENERAL ARRANGEMENT</u> 3.1 First and Second Floors • Install new wood fibre insulation with lime rendered finish to internal face of external walls of historic building (front and rear elevations where shown); • Upgrade party walls between flats and between flats and communal areas to achieve 60mins fire separation and min. 43 dB sound insulation; • Install new stud walls to form new bedrooms, bathrooms and kitchens as per the drawings; • Form new kitchens and bathrooms with new appliances and extraction; 3.2 Roof • Install new smoke vent roof light above communal stair; • Insulate roof at ceiling level.



4	<u>INCOMING SUPPLIES</u> 4.1 Incoming Water Mains 1 no. existing supply is to be retained, and either upgraded and split to provide 4 supplies each with a sub-meter, or to be supplemented with 3 new supplies; 4.2 Incoming Electrical Supplies 1 no. existing supply is to be retained and upgraded if required, split with sub meters for each serviced apartment.
5	<u>HEATING AND HOT WATER</u> 5.1 Landlord's Area - The landlord's area will be unheated; 5.2 Serviced Apartments - New air-source heat pumps to be installed to serve Unit 2 on the 1st floor and Unit 4 on the 2nd floor in the modern rear range; - Radiators will be modern panel radiators; - Hot water will be provided from the same system if space allows, otherwise by point of use water heaters; - New electric panel / heaters with interlinked controllers will be installed in Unit 1 on the 1st floor and Unit 3 of the 2nd floor of the historic building; - Hot water will be provided by point of use water heaters.
6	<u>ELECTRICAL INSTALLATIONS</u> 6.1 Landlord's Area - Electrical installations in the landlord's area will provide general and emergency lighting, with some small power for cleaning. - Lights will be wall-mounted around stairs ceiling mounted on landings and lobbies. 6.2 Apartments - Lighting within the serviced apartments will consist of a mixture of ceiling-mounted pendants, recessed lights and wall sconces as required served from a new ring main in the ceiling; - Small power within the apartments will reutilise existing socket locations and wall chases where possible but with new outlets and wiring, served from a new ring main in the floor. 6.4 Fire Detection - The landlord's areas and each apartment will have interlinked fire detection systems; - A fire alarm panel will be installed on the ground floor near to the new rear entrance. - Each apartment will have a mist fire suppression system (such as Plumis Automist) to BS 4548:2015, or similar engineered solution agreed with Building Control.
7	<u>DRAINAGE AND VENTILATION</u> 7.1 Drainage - The existing drainage stack in the lightwell will be reutilised for the new kitchen and bathrooms; 7.2 Ventilation - Kitchens and bathrooms will require extract ventilation to meet Part F of the Building Regulations. - In studio apartments Units 1 and 3 in the historic block, this will be provided by dMEV. In 2 bed apartments 2 and 4 in the modern rear range, this will be provided with MVHR.



8	<u>TIMBER CONSERVATION</u> 8.1 Timber Repairs, Renovation and Conservation Following stripping out works, should fungal and beetle attack of existing timbers previously hidden from view to suspected this is to be reported to the architect, and subject to agreement, a survey and report should be commissioned from a suitable qualified building conservation scientist, to establish and report on the nature and extent of fungal / beetle attack, and to ascertain the sources and extent of any dampness.
9	<u>FLOORS AND CEILINGS</u> 9.1 Generally - Floors are generally compartment floors and must provide 60mins protection. - Floors are separating floors for the purposes of the building regulations should achieve a sound reduction as required by Part E of the Building Regulations. 9.2 Upper Floors - The existing 1st and 2nd floors are to be upgraded to ensure they are compartment floors and to meet the acoustic requirements of the building regulations. - Floor boards are to be lifted to allow for the installation of insulation between the joists (if not present). - A floor channel is to be installed over the existing joists to support an acoustic and fire board, and the floorboards are to be relaid over this. - A cosmetic floor finish is to be installed over the relaid floorboards, on a ply or hardboard substrate if required to provide a smooth and level surface. - If existing floorboards are damaged when lifted, these are to be supplemented with new or reclaimed to match the size and species of those damaged.
10	<u>ROOF</u> 10.1 Existing Roof - The existing roof to the historic block is a pitched hipped slate roof; - The existing roof to the modern rear range is a flat roof with a felt covering. 10.2 Upgrades - The pitched roof is to be improved with additional insulation at ceiling level, subject to survey, ensuring a ventilation path is maintained. - The roof to the modern rear range is to be overlaid with additional insulation and a new high performance felt covering, to achieve Broof(t4) standard.
11	<u>EXTERNAL WALLS</u> 11.1 Repairs - The masonry walls will be surveyed and areas of brickwork repointing and repair will be agreed. - Repointing will be using a lime mortar, finish to match existing. - Redundant services installations will be removed and masonry made good. 11.2 Cleaning - Vegetation growth to be removed, and any areas of mould or fungi growth to be cleaned with a biocide wash.



12	WINDOWS AND EXTERNAL DOORS 12.1 Windows • The existing sliding sash windows are to be retained and redecorated where required. • Windows to the modern rear range are to be replaced with painted double-glazed flush casements. 12.3 Doors • The existing front door will be retained and modified with new access control ironmongery.
13	JOINERY 13.1 Doors • All internal doors (which are currently modern flush doors) will be replaced, with timber 6 panel doors in a style sympathetic to the age of the historic building. • Where doors are required to be fire-rated, these will be tested and certified fire doors to match the other doors. 13.2 . Skirtings and Architraves • Many of the existing doors have original architraves, which are to be retained where possible • Plastic trunking skirtings will be removed and replaced with timber in a style sympathetic to the historic building.