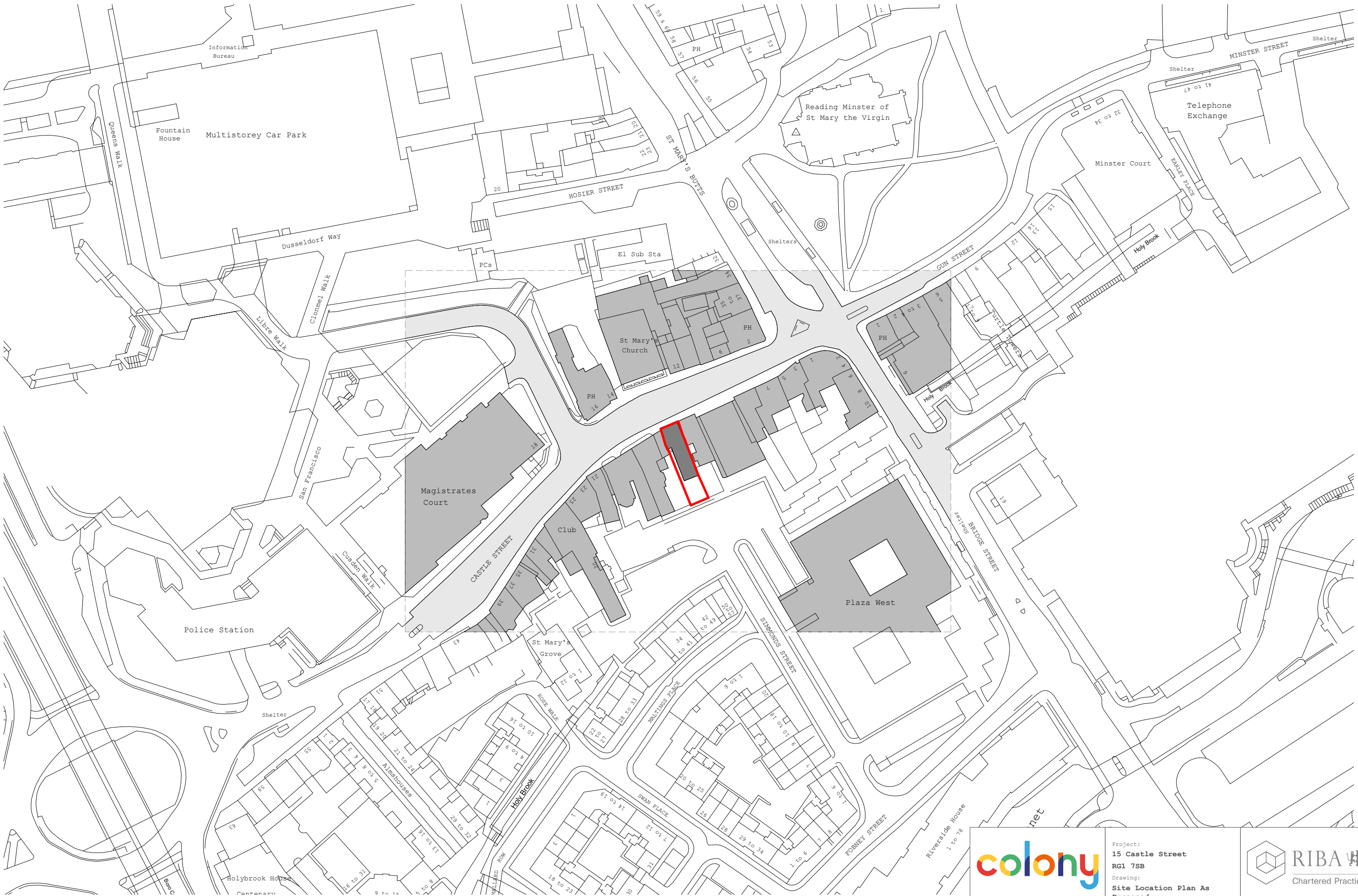
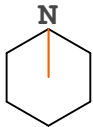




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Collaborating with:
Arthur op den Brouw

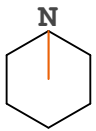
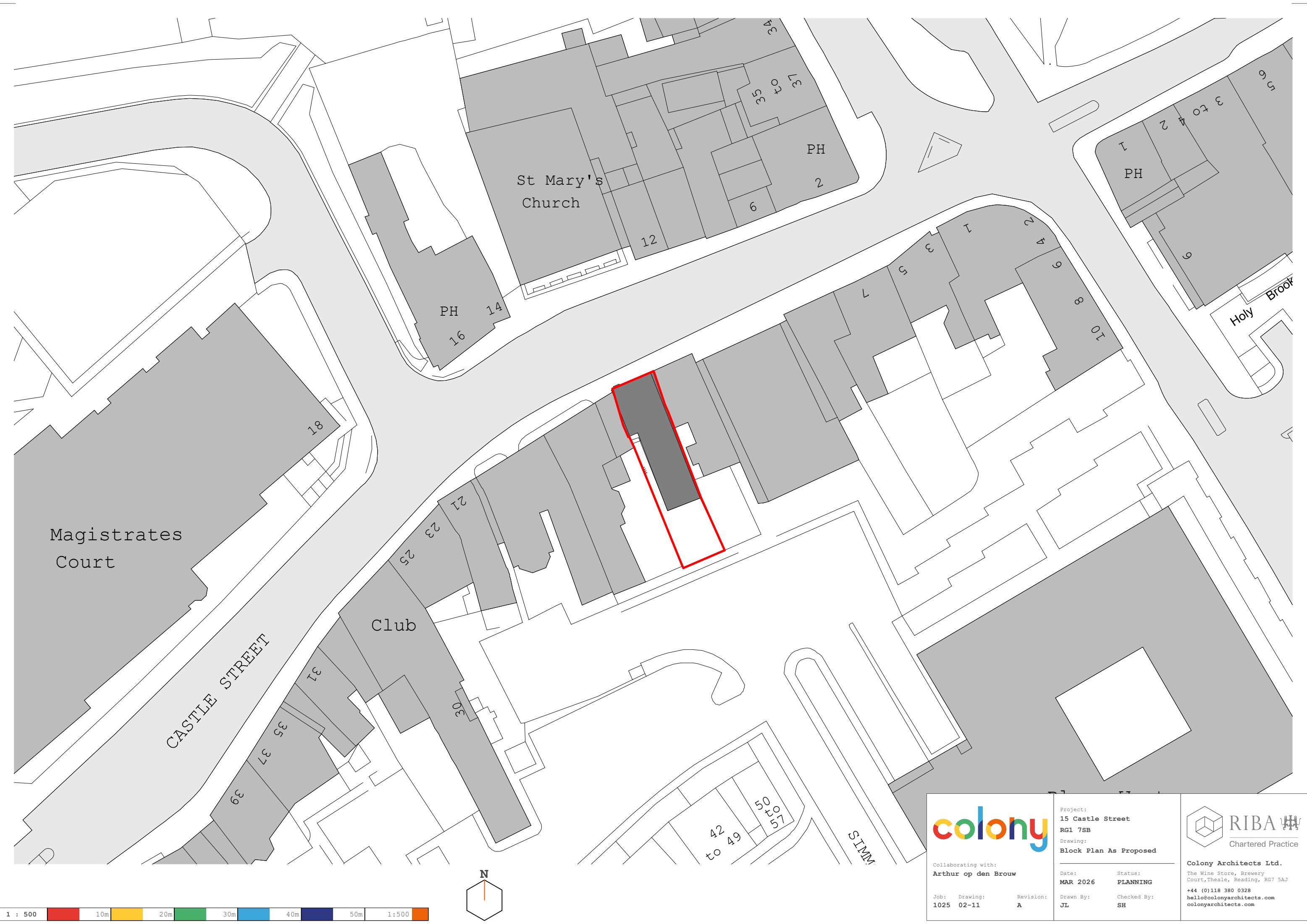
Job: 1025
Drawing: 02-10
Revision: A

Project:
**15 Castle Street
RG1 7SB**
Drawing:
**Site Location Plan As
Proposed**

Date: **MAR 2026**
Status: **PLANNING**
Drawn By: **JL**
Checked By: **SH**



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Collaborating with:
Arthur op den Brouw

Job: 1025
Drawing: 02-11
Revision: A

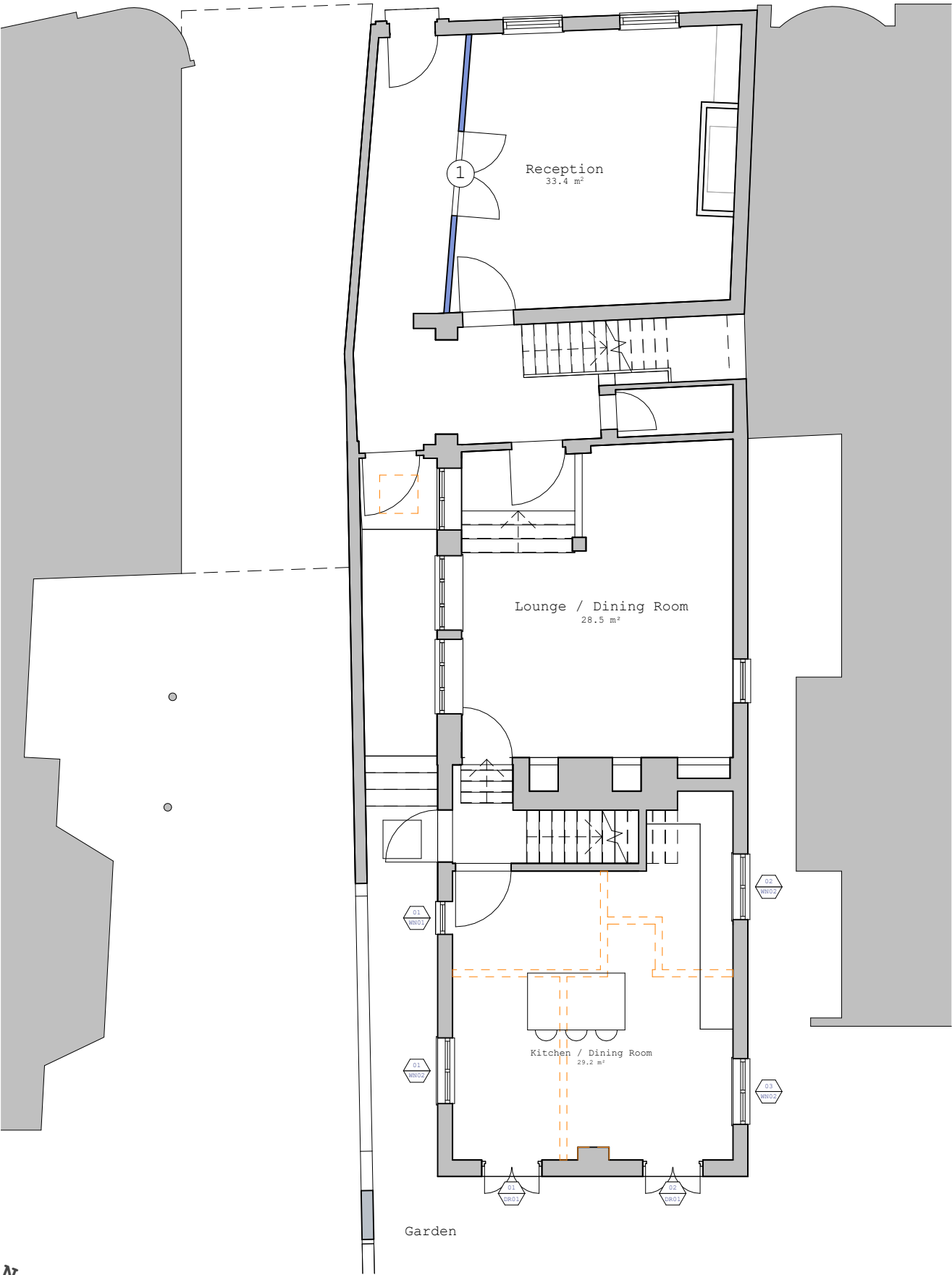
Project:
15 Castle Street
RG1 7SB
Drawing:
Block Plan As Proposed

Date:
MAR 2026
Status:
PLANNING
Drawn By:
JL
Checked By:
SH



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Ground Floor Plan

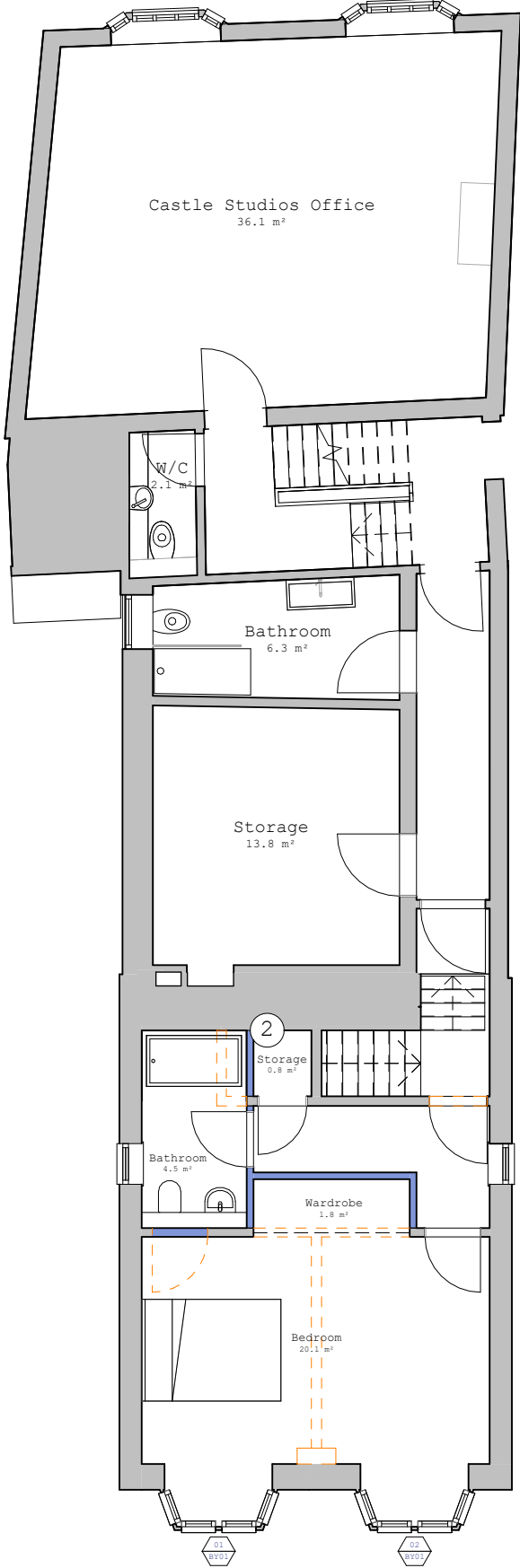


Front portion of existing building is a fine double-fronted Tudor building fronting Castle Street: HIGH SIGNIFICANCE

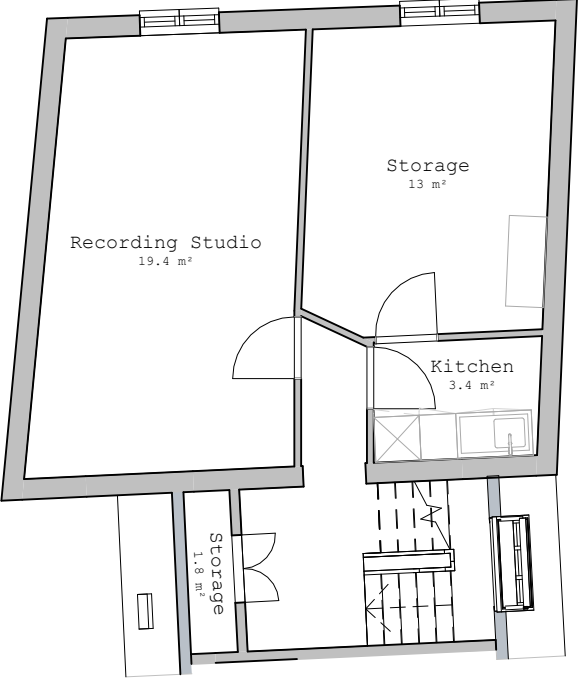
Central portion of existing building was renovated extensively in the 1980s with modern fabric and unsympathetic connections to the oldest parts: LIMITED / NO SIGNIFICANCE

Rear portion of existing building is an extension built in 1982: NO SIGNIFICANCE

First Floor Plan



Second Floor Plan



- Consent given under PL/24/0061 application for internal alterations to create new hallway and floor repairs. Not yet constructed. Expiry date for this application is 06/08/27
- The installation of the stud wall and tiled bathroom wall finish is to be made with preservation of historic fabric as a priority. The current space where the bathroom is to be created has a modern wall and the proposals do not affect the historic fabric behind it

Replacement doors and windows to be timber frame fenestration and the latter to be double glazed



Collaborating with:
Arthur op den Brouw

Job: 1025
Drawing: 03-10
Revision: A

Project:
15 Castle Street
RG1 7SB

Drawing:
Floor Plans As Proposed

Date: MAR 2026
Status: PLANNING
Drawn By: JL
Checked By: SH



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- 1 REMOVE VEGETATION**
Check chimney and roof for any vegetation taking hold and remove and check for damage. Make good any repairs.
- 2 ROOF REPAIRS**
Existing leadwork has been historically repaired and this repair may have failed. Area to be inspected for broken tiles and leadwork inspected for cause of water ingress. If necessary, leadwork to be replaced. Underlying substrate to be inspected for signs of damp and rot and replaced if necessary. Breathable construction/good ventilation to be maintained throughout.
- 3 REPAINTING OF TIMBERWORK**
Window and door frames and shutters, as well as roof verges and horizontal timber beam cornices to be carefully stripped with heat gun and inspected for the need for repairs. Repainted in similar colour
- 4 REPAIR OF LIME RENDERED WALLS**
Significant cracking and some delamination can be seen in the existing render from street level. Full extent of existing plaster to be tested for soundness and removed if at risk of coming away from substrate. Areas that are in good condition but have started to come away to be pinned back to lathes with stainless steel screws, 40mm mesh squares and 25mm washers. Patch repairs to be undertaken with lime render in a mix with additives to match that found in the existing render being removed. If condition of whole rendered surface is found to be poor (this is not expected), all render to be removed and lathes/substrate checked for soundness and replaced like-for-like as necessary. It is not anticipated that structural timbers will be affected.
- 5 REPAIRS TO TIMBERWORK**
Evidence of historic deterioration of timber elements can be seen from street level. Areas to be inspected and tested for soundness of timber. Timber in poor condition to be cut away to expose good wood and appropriate hardwood fillets fitted as patch repairs. Should any timber elements show significant rot and a patch repair would not suffice, said element should be replaced in full, using same-species material and respecting existing joints and techniques.
- 6 SURFACE WATER DRAINAGE**
All rainwater goods assessed for continuity and effectiveness. If condition of overall system is insufficient, it should be replaced wholesale with metal rainwater goods in a 'cast-iron appearance' style. Rainwater goods to be painted black at ground floor and cream at first and second floor. It is understood the central valley drains along a pipe enclosed in the external wall as shown dotted. This should be inspected and recorded during the replastering work (if possible without material damage) with repairs made at junctions if there are any signs of leaks. Internal pipe to be lagged if space permits with breathable material.
- 7 SURFACE MOUNTING WIRING**
Redundant wiring removed and nail holes made good.
- 8 REPAINTING OF BRICKWORK WALLS**
Existing brickwork walls have been painted in a non-breathable paint. It is likely that the removal of this paint may cause some damage to the substrate. A small inconspicuous patch should be tested and if the paint can be removed without damage to the brickwork beneath it should be stripped back carefully with chemical and/or low pressure water. Whether stripped or cleaned, the wall should be repainted in a colour to match render over. If paint is stripped, lime-based breathable paint must be used.
- 9 STONE STEP RE-LAID**
Existing stone step has shifted due to poor foundation. Existing stone to be taken up and re-laid on solid footing so it sits level to ground.

KEY:

- Cracks in render
- Surface mounted wiring
- Surface water drainage goods

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Collaborating with:
Arthur op den Brouw

Job: 1025
Drawing: 05-10
Revision: A

Project:
**15 Castle Street
RG1 7SB**

Drawing:
**Front Elevation As
Proposed**

Date: **MAR 2026**
Status: **PLANNING**
Drawn By: **JL**
Checked By: **SH**

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Replacement doors and windows to be timber frame fenestration and the latter to be double glazed

 Collaborating with: Arthur op den Brouw Job: 1025 Drawing: 05-11 Revision: A	Project: 15 Castle Street RG1 7SB Drawing: Rear Elevation As Proposed	 Colony Architects Ltd. The Wine Store, Brewery Court, Theale, Reading, RG7 5AJ +44 (0)118 380 0328 hello@colonyarchitects.com colonyarchitects.com	
	Date: MAR 2026	Status: PLANNING	
	Drawn By: JL	Checked By: SH	



Extract fan grilles to be white coloured and are located in modern fabric, therefore having no impact on historic construction

Replacement doors and windows to be timber frame fenestration and the latter to be double glazed

 Collaborating with: Arthur op den Brouw Job: 1025 Drawing: 05-12 Revision: A	Project: 15 Castle Street RG1 7SB Drawing: West Elevation As Proposed	 Colony Architects Ltd. The Wine Store, Brewery Court, Theale, Reading, RG7 5AJ +44 (0)118 380 0328 hello@colonyarchitects.com colonyarchitects.com	
	Date: MAR 2026	Status: PLANNING	
	Drawn By: JL	Checked By: SH	



Replacement doors and windows to be timber frame
fenestration and the latter to be double glazed



			Project: 15 Castle Street RG1 7SB		 RIBA Chartered Practice
Collaborating with: Arthur op den Brouw			Drawing: East Elevation As Proposed		
Date: MAR 2026	Status: PLANNING				
Job: 1025	Drawing: 05-13	Revision: A	Drawn By: JL	Checked By: SH	Colony Architects Ltd. The Wine Store, Brewery Court, Theale, Reading, RG7 5AJ +44 (0)118 380 0328 hello@colonyarchitects.com colonyarchitects.com