



HB Planning Services

81-85 Station Rd,
Croydon, CR0 2AR.

SCHEDULE OF WORKS

8A High Street, Reading RG1 2EA

APPLICATION REF: PL/25/1590

Frontage

1. The existing front window and unsympathetic pebble stall riser will be removed and replaced with a full height window beneath the upper part of the existing frontage. The timber frame will either be retained or a like for like replacement used.
2. The front doors will be changed to full length glass doors similar to 1-2 Market Place.
3. A row of Art Nouveau glazed ceramic tiles will be installed at the base of the glass window to bring the frontage closer to the original design of the Jacksons Shoe Shop frontage.
4. The existing Art Nouveau glazed ceramic tiles will be cleaned by specialist listed building cleaning contractors such as the likes of Alfresco Exterior Cleaning.

Entrance porch

1. The partition wall separating the entrance corridor from the stairs leading to the upper floor will be moved back to allow for better internal access to the restaurant area.
2. The timber stud partition wall separating the ground floor from the entrance porch will be replaced with a glass partition.
3. Floor finish to be Stonehouse Studio – Buxton geometric patterned tiles

Ground floor

1. W/C

Localised removal of floorboards to allow drainage connection to be made to existing drainage in basement. Timber stud wall partitions. (This is the only planned works that make use of unsympathetic material such as plasterboard; however, these works will be fully reversible.)

2. Cooking/staff area Walls (behind the reception counter)

Metal battens fixed vertically on mortar joints using steel screws - Hygienic metal sheets fixed to battens, maintaining a ventilated cavity and avoiding damage to historic brickwork.

3. Cooking/staff area Floor (behind the reception counter)

Exterior-grade 18mm plywood with tiles on top, to ensure works are fully reversible and historic fabric remains undamaged.

4. Dining/customer area Floor

Either polished floorboards or exterior-grade 18mm plywood with tiles on top. This is to ensure no adhesive is applied directly to the floorboards ensuring work are reversible.

5. Dining/customer area Walls Southern elevation

Exposed bricks, timber joints removed and replaced with lime mortar

6. Dining/customer area Walls Northern elevation

Metal battens fixed vertically on mortar joints using steel screws. Vapour permeable panels fixed to metal battens with tiles and wall art on top.

7. Removal of the dumbwaiter at the rear of the ground

floor

Exposed void will be filled in with like for like floorboards, sourced from Dulwich Reclamation.

8. Ceiling system installed independently to avoid intervention in historic structure.

The new ceiling system shall be constructed as an independent metal frame (MF) system spanning between supporting walls, avoiding direct loading or fixing into the existing historic timber joists and boards. Fixings shall be located within mortar joints where practicable to preserve the historic fabric. The system shall be fully reversible and designed to accommodate services within the ceiling void without impacting the existing structure.

9. Extractor fan installation- Helios GBW 560/4

- a. Extractor fan will be installed in the rear of the property in the location of the dumb waiter, which will be removed.
- b. Core opening
 - i. Core-drill opening of 560mm through external brick wall
 - ii. Drilled using diamond coring to minimise vibration and avoid damage to masonry
 - iii. Brickwork edges dressed neatly; lime mortar used for patching
- c. Installation of Ductwork
 - i. Install galvanised or stainless-steel circular ductwork sized to match the Helios GBW 560/4 output, this will systematically decrease in size
 - ii. Seal all duct joints and ensure correct fall/gradient for airflow
 - iii. Route ducting along the least intrusive path, avoiding historic structure wherever possible
 - iv. Mount ducting on anti-vibration supports to reduce noise transmission
 - v. Install fire-rated duct sections where required by regulations
- d. Installation of Extract Fan (Helios GBW 560/4)
 - i. Position the Helios GBW 560/4 Gigabox centrifugal fan internally
 - ii. Fit flexible connectors at the fan inlet/outlet to prevent vibration transfer
 - iii. Connect electrical supply via dedicated isolator, installed by a qualified electrician
 - iv. Ensure adequate service access for future maintenance
- e. Odour, Grease & Noise Control Measures – Refer to noise and odour assessment
- f. External Discharge Point – Refer to rear and side elevation plans
- g. Internal Making-Good - Carry out all internal making-good using lime plaster; ensure works remain reversible where practical
- h. Commissioning & Final Checks
 - i. Commission system to verify airflow performance
 - ii. Measure operational noise levels and confirm compliance
 - iii. Test odour and grease filtration performance
 - iv. Installer to provide operation and maintenance manual

Basement

1. The basement will see minimal changes and be used for storage.
2. Partitions constituting of unsympathetic cementitious material like breeze blocks will be removed where these are not supporting walls

Rear courtyard

1. Refurbishment of toilet block in outbuilding including repair of roof
2. Removal of corrugated plastic sheets and replaced with timber + EPDM roof
3. Guano cleaned

Alleyway Northern Elevation

Graffiti down the side alley will be removed in a sympathetic way so as to not damage any historic fabrics and restore the preserved image of this heritage asset.