

Your ref: 251780 & 251772

Our ref: HABS 2 TP 03

Date: 17/09/2025

Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Dear Marcus & Keith

RE: Applications at The Hope And Anchor, Station Road, Wokingham, RG40 2AD.

Following Keith's response dated 22.08.25 that we received on 10.09.25 please see our comments below as well as the amended drawing 25 HABS PP01 A.

Drawing Differences

The previously approved applications (221683 and 221684) were approved 6 months apart and with different drawings. These new applications relate to the most recently approved scheme (221683) and as per Richard Clarks drawing 18899-P1 C.

Ground Floor WC

In line with approved drawing 18899-P1 C the toilet is located to the right of the entrance door. The mechanical ventilation extractor is routed through the ceiling to a wall vent through the side wall, this will be a white fitting externally to match the painted brickwork.

As per 1889-P1 C the FW drain will be connected to the existing system, routed as shown on the drawings. The property has suspended timber ground floor in this location, the floor boards will be carefully lifted to expose the structure below. The new FW waste will then be installed beneath the floor structure. The route shown is indicative, once the floor is raised the most suitable route can be determined to have the least impact on the historic structure.

There is already electricity available in this location however a new water connection will be run through the ceiling void connected to the existing system at the rear of the

property. (All other locations for kitchens / bathrooms have existing services in those locations to connect to.)

Extraction Vents, Gas Flues, External Pipework or Ducting

Please see the attached amended drawing and additional information document for further details of all anticipated services / ventilation locations / information. Wherever possible vents have been specified as tile vents to reduce the visual impact they have.

Trickle Vents

The existing doors at the rear of the property already have visible trickle vents on them. We are suggesting using doors which have the trickle vents through the frame head, which would then be concealed by a head drip across the full width of the door frame externally. Vents would be colour matched to the frame to further reduce any visual impact.

Noise Attenuation

As detailed on our drawing 25 HABS PP01 and 25 HABS D01, the existing wall between the two properties will be retained (openings infilled with matching structure / materials / detailing / finishes). On the public house side no further works are proposed. On the residential side the acoustic insulation will be installed, this detailing is shown on 25 HABS D01 and comprises of a timber frame constructed in front of the existing wall, there will be no fixings to the existing wall behind, full filled with insulation and covered with plasterboard.

The existing wall will not be altered (other than infilling) as part of these works, the proposed acoustic insulation can be removed in the future if required to reveal the original historic wall behind.

Secondary glazing will be fitted as per the manufacturers guidance, with minimal fixings required to the historic fabric for the timber grounds which hold the secondary glazing frame. Screw holes can be easily repaired if the secondary glazing is ever removed.

We trust that the information submitted as part of this application is sufficient to enable you to determine this application, however, should you require any additional information please do not hesitate to contact us.

Kind Regards,

Holly Ferrar-Coulson

Holly Ferrar-Coulson – Associate

For DP Architects