

Design Risk Assessment:

Adjacent terrace domestic properties with separate high street entrances. The properties share a party wall. Each property consists of three storey's with a ground floor, first floor and second floor attic room as existing and no change is proposed to this arrangement. The properties do not have a basement level.

Asbestos: survey to be undertaken prior to any works being undertaken. Where recommended and practical, asbestos materials to be removed if affected by proposed works.

No structural alterations are planned to the internal floor layout of the properties planned as part of the development which consists of remedial repairs and cosmetic work only to rectify legacy leak damage to internal plaster walls.

Heritage features such as the exposed timber beams and columns are to be retained and protected with suitable timber treatment or paint subject to listed building approval – see the Heritage Statement.

Fire places are to be retained generally but with some adapting of the fittings to introduce a traditional look and feel where the traditional cast iron fittings have been removed.

The location of incoming services are retained with only repairs and upgrades planned to ensure domestic supply safely as required under current regulations.

No alterations are planned to the existing domestic electrical wiring locations and only localised repairs to damaged switches and sockets is planned. Internal light fittings may be replaced in existing locations in keeping with the existing look and feel if damaged and unserviceable.

Old radiators and Storage heaters will be removed and new electric radiators installed in the same locations. These will utilise the existing power supplies to the storage heaters where possible.

No alterations are planned to the existing plumbing and drainage locations with repair updates in-situ planned only.

The two properties are proposed to be separate single occupancy domestic dwellings. No fire compartmentation upgrades are proposed but new fire doors are required as the properties have three storey's. Smoke and CO2 detection is proposed to be installed to suit a domestic dwelling.

The original layout included a rear conservatory which was accessed directly from each property via rear doors from the kitchens. This shared facility is planned to be removed to separate the access into private rear yard and garden spaces.

The existing conservatory is a fully glazed joisted roof frame lean-to construction with an intermediate steel beam support. The removal of the conservatory should be undertaken by a competent contractor using panel removal to avoid unnecessary glass debris. The steel support beam is bearing on the masonry walls and can be easily removed and the walls repaired by a competent contractor.

No new structural openings are planned in the facade and the front street facade is to be retained as existing but with new timber sash windows and cosmetic decorative works only planned. No new structural openings are planned to the rear elevation with windows proposed to be upgraded in existing openings with new aluminium casement windows, and include works to repair the facade resulting from the removal of the conservatory planned. This would involve masonry infill and render repairs only. The existing patio sliding door to No.36 will be refurbished or replaced to match the existing.

Window cill heights to be reviewed to assess guarding provision. Suitable restrictors or rails to be added where guarding protection is not sufficient.

The roof to the properties is proposed to be retained with only localised repairs planned as required. The roofing consists of a front gable running parallel to the street with perpendicular gable roofing to the separate property wings. A flat roof connects the gables at the rear. Both properties have a small area of individual flat roof over historic extensions; to the rear garden room at ground floor for No.36 and to the rear bedroom at first floor for No.38. Repair works to the rear flat roof areas and the gable tile roofing is planned which will require access to the roof areas and guttering.

The rear elevation of both properties is primarily rendered masonry facade which is to be retained, while the extension of No.38 at first floor has a timber shiplap cladding. Localised repairs with some possible replacement is proposed in keeping with the existing finishes.

Suitable access arrangements should be provided by the competent contractor to access all external facade repair works, and careful consideration of all access requirements is necessary for all planned works at height.

Scope of Works cont.

Externals

Facade render finish - allow for localised repairs, patched in to match existing where damage is evident.
Front doors to No.36 and No.38 to be replaced in heritage style - see Drawing P003.10-501-Proposed_Replacement_Timber_Front_Door.
Front elevation windows to be replaced with Timber sash windows in existing structural openings. See Drawing P003.10-500-Proposed_Replacement_Heritage_Style_Sash_Window
Rear elevation windows to be replaced with Aluminium casement windows in existing structural openings.
Locally prepare all remaining external exposed timber frames and cills as required ready to receive paint finish in suitable exterior grade gloss paint.
Existing street canopy to be replaced with new - See Drawing P003.10-502-Proposed_Replacement_Entrance_Canopy

Roofing:

Retail roofing tiles - allow for localised repairs and replacement to match existing where damage or missing tiles are evident.
Retail flat roofing - allow for localised repairs and replacement to match existing where damage is evident.
Retain all Rain Water and Soil Vent Pipes - allow for refixing brackets as required and localised repairs/replacement to match existing where required due to damage and wear.
Clean all gutters and ensure RWO are fitted correctly.

Conservatory:

Remove conservatory including glazed roof, timber roof structure, steel support beam, masonry wall and windows and doors to garden. Make good masonry of main house walls as required following removal of conservatory roof and walls. Prepare and decorate walls in suitable exterior grade masonry paint as required - note these walls are already external grade walls.

Scope of Works cont.

Garden:
Remove and dispose of old fencing
Clear shrubbery
Remove and dispose of decking and paving
Remove and dispose of porch
Remove and dispose of outdoor equipment

Supply and install new fencing
Supply and install new turf and plants
Supply and install new decking and paving



No. 36 Rose Street

No. 38 Rose Street

ROSE STREET ELEVATION



Revision:

- 01 Elevation updated to show new entrance doors to replace existing to match No.38 style and new sash windows. Scope of works noted updated to shows new works including replacement of entrance canopy.
SRH 10.11.2024



FOR APPROVAL



Osborne Wolf Ltd.

Osborne House, High Street
Stoke Ferry, PE33 9SF

Project: ROSE STREET DEVELOPMENTS
WOKINGHAM

Project Address: 36 & 38 ROSE STREET
WOKINGHAM, RG40

Title: PROPOSED ELEVATION
STREET VIEW

Project No: P003.10 Date: 18.10.2024

Drawn: SRH Checked: SMD

Drawing No: P003.10-131

Scale: 1:50 @ A2 Rev: 01