

Design Risk Assessment:

Adjacent terrace domestic properties with separate high street entrances. The properties share a party wall. Each property consists of three storeys 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 practicable, 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 adaption 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 safety 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 storeys. 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 façade and the front street façade is to be retained as existing with only cosmetic decorative works only planned. No new structural openings are planned to the rear elevation, with works to repair the façade 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.

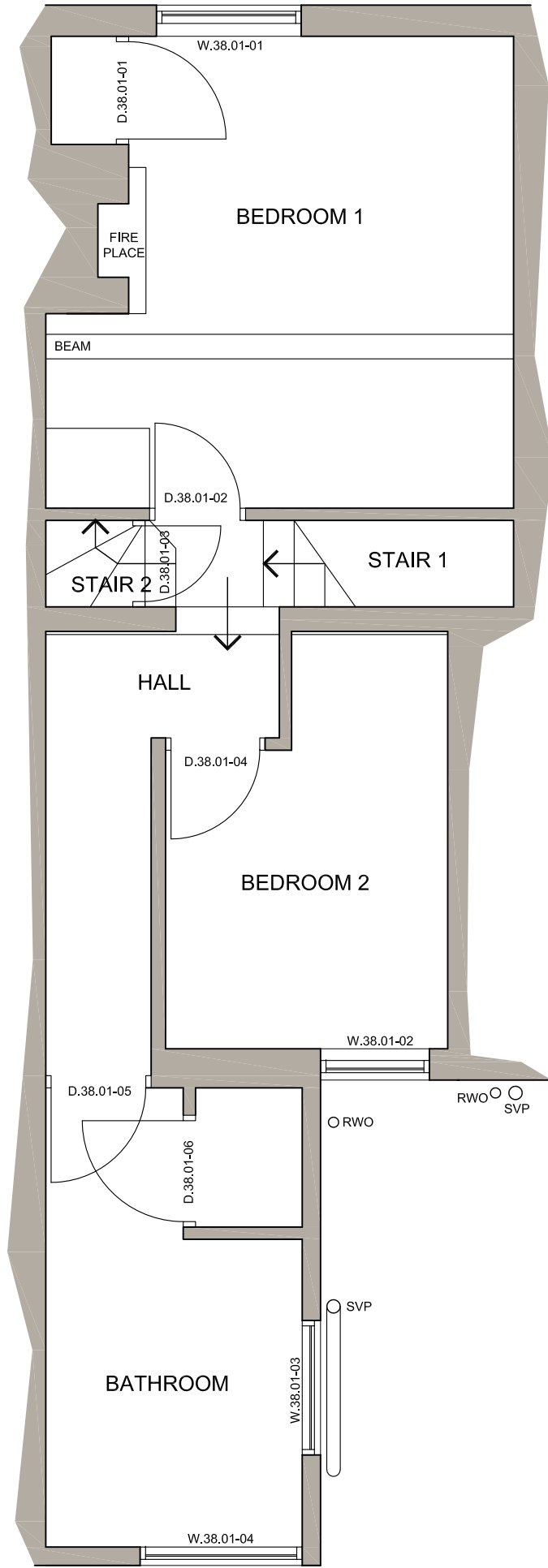
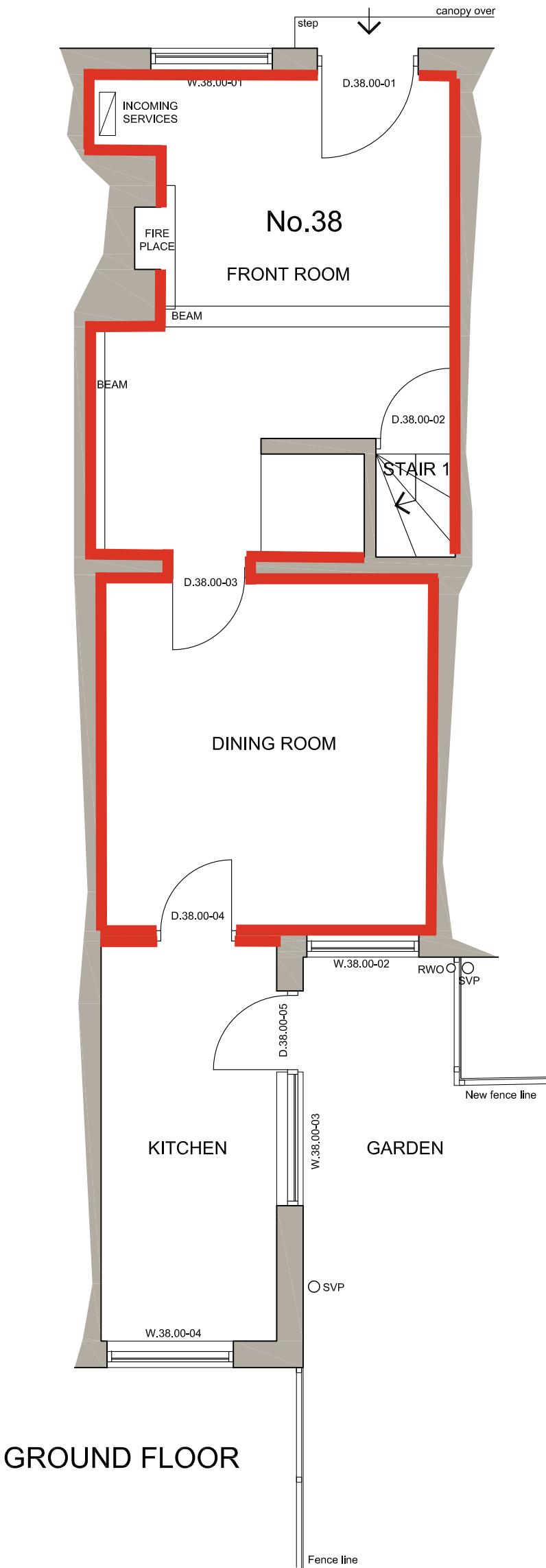
The roof to the properties is proposed to be retained with only localised repairs planned as required. The roofing consists of a front gable running parallel to the street with perpendicular gable roofing to the separate property wings. A flat roof connects the gables at the rear. Both properties have 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 façade 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 façade repair works, and careful consideration of all access requirements is necessary for all planned works at height.

ROSE STREET

Areas where damp proofing works will be undertaken



Scope of Works

Internal strip-out works:

Remove all loose furniture and redundant fixtures and fittings from site - ensure that all items are disposed of correctly and recycled all suitable items.

Remove and dispose light fittings
Remove and dispose skirting boards
Make safe electrical board in services cupboard
Remove and dispose of wall tiles
Remove and dispose old kitchen units
Remove and dispose old domestic pipework
Remove and dispose of white goods and sink in kitchen
Remove and dispose of bathroom suite inc. bath, WC and sink
Remove and dispose of radiators and storage heaters

Internal refurbishment work:

General:
Supply and install flooring and skirting
Prepare walls and ceilings for new paint decorations
Prepare wooden beams for redecoration
Decorate walls, ceilings, skirtings and architraves
Supply and install curtain/ blind to windows

Electrics:
Supply and install sockets and switches
Supply and install new light fittings
Refit electrical board
Supply and install new electric radiators

Fire places:
Retain and make good heritage style fire place

Kitchen:
Supply and install new kitchen

Bathroom:
Supply and install bath/ shower
Supply and install toilet
Supply and install sink and taps
Supply and install new boiler/ water tank

Scope of Works cont.

External:

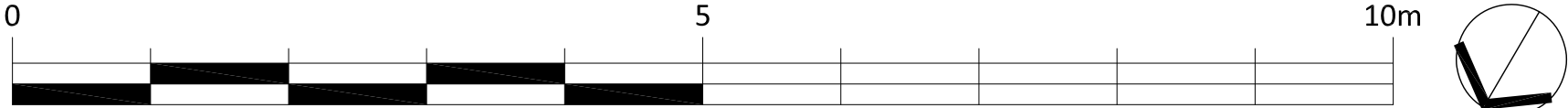
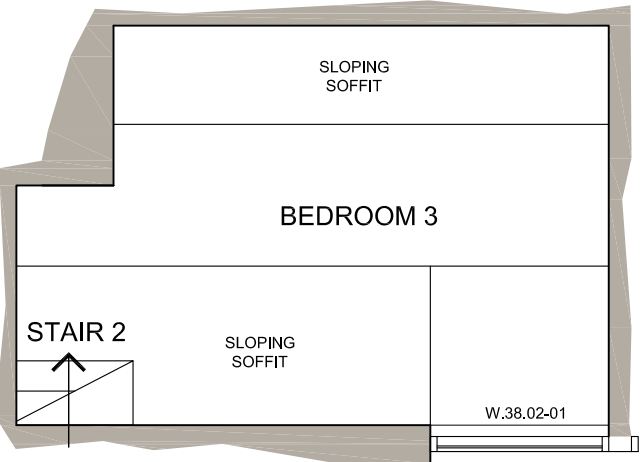
Facade render finish - allow for localised repairs, patched in to match existing where damage is evident.
Retain existing external doors except Kitchen door to garden - ensure all ironmongery is suitable and fit for purpose.
Supply and install new kitchen back door
Retain all external windows - ensure all ironmongery is suitable and fit for purpose.
Locally prepare all external timber frames and cills as required ready to receive paint finish in suitable exterior grade gloss paint.
Check all glazing panels and replace as required to match existing glazing thickness and specification. Note opaque glazing required due to privacy should be maintained to match the existing condition if replacement is required.
Retain existing canopy - prepare visible framework as required ready to receive paint finish in suitable exterior grade metal paint to match existing.

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.

Garden:
Remove and dispose of old fencing
Clear shrubbery
Remove and dispose of decking and paving
Remove and dispose of port
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





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 1 XU	
Title: PROPOSED FLOOR PLANS No.38 ALL LEVELS	
Project No: P003.10	Date: 18.09.2024
Drawn: SRH	Checked: SMD
Drawing No: P003.10-012	
Scale: 1:50 @ A2	Rev: 00