PLANS TO MEET CONDITIONS

S. J. SPRINGER

ARCHITECTURAL & BUILDING DESIGN

--8266

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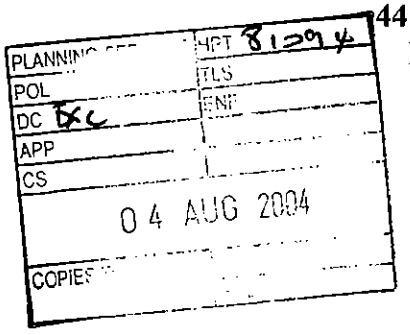
GU14 6AQ

Wokingham District Council,
Planning Department,
Civic Offices,
Wokingham,
Berkshire.
RG40 1BN



2 August, 2004

Ref : Proposed change of use [B1a] office to [C3] residential to create 10 dwellings at Thirlstone House 16 Shute end Wokingham F / 2002 / 8266 and Listed consent LB / 2002 / 8267

Dear Sir or Madame,

Further to our recent discussion with Mr Sarnders your listed buildings officer I enclose copies of the proposed layouts for the conversion of the main building and out buildings [old stables]. I have also enclosed a copy of the sketches provided by the window manufacturer indicating a sliding sash box window and a casement sash type , I will provide full scaled drawings of the sections as soon as you have made a decision on the appropriate window. I can confirm that these will be constructed in timber and painted white to match the existing.

With regard to the existing construction of the main building and the appropriate upgrading of the floors and walls to comply with Approved Document E of The Building Regulations I have enclosed a copy of the report provided by our Acoustic Design Consultants. It is our intention not to disturb the existing lath and plaster ceilings on each of the floor levels so an appropriate floating floor system will be constructed. For the construction to be effective the existing 225 x 25 mm close edge boarding will have to be removed. From inspection on site many areas of the original flooring have already been removed and replaced with either hard wood block or 12.5 mm plywood. A decision by yourselves to say if we can remove the boards will be required before the final floor detail can be confirmed.

The internal walls to the basement and ground floor are constructed in brickwork with the walls to the first and second floor in timber stud and lath and plaster. These walls are to remain with new metal stud and plasterboard walls constructed in front of them to form the separating walls between flats. It is our intention not to remove the existing skirtings and plaster covings but they will remain hidden behind the new partitions.

Telephone / Fax 01252 541760

I am quite happy to have site meetings with yourselves to discuss the proposed and existing construction as I fully understand the need not to destroy the character of the building.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



S. J. SPRINGER
Steve

away for 2wks from Wed 11 Aug.
Details to comply with conditions.

Telephone / Fax 01252 541760