



8th August 2024

Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN.

Dear Sir / Madam,

SITE: ZIZZI, 11-13 BROAD STREET, WOKINGHAM, RG40 1AU
PLANNING STATEMENT

Use

Restaurant

Amount

Not applicable. Our application is for signage / advertisements and the painting of the building to include front door, window frames and façade. Tiles to the bottom stall riser to be changed to new and serving hatch to the glazing.

Layout

Please refer to block plan drawing no. 595943-4 for clarification of sign positions.

Scale

Not applicable. Our application relates only to the installation of signage and the painting of the the building to include front door, window frames and façade. Tiles to the bottom stall riser to be changed to new and serving hatch to the glazing. We are not proposing any new buildings as part of this application.

Landscaping

Not applicable. Our application relates only to the installation of signage and the painting of the the building to include front door, window frames and façade. Tiles to the bottom stall riser to be changed to new and serving hatch to the glazing. No new landscaping is to take place, or any existing landscaping impacted upon as part of this application.

Appearance

Please refer to visual Zizzi Wokingham Rev P and drawing nos: 596943-1,2,3 & 4.

REFURBISHMENT OF EXISTING FASCIA TEXT – Letters are fixed to folded and welded 2.5mm aluminium panels which are finished grey-blue RAL 5008. Built up ZIZZI letters have 1.2mm aged copper faces and returns. The faces are set back within the returns and are fitted with 400 12v clear fairground lights which have warm white LEDs.

Individually Italian letters are copper vinyl letters applied to the panel face and non illuminated.

1 EXTERNALLY ILLUMINATED PROJECTION SIGN – Hanging panel is flat cut 8mm ali finished blue-grey RL 5008. Cream PMS 7527c vinyl graphics are applied to the panel faces. Sign hangs from swing blocks welded to a black steel arm. Black steel troughs are fitted with low energy warm white LEDs for external illumination.

SERVICE HATCH AND SIGN – Collection sign above the hatch reading Pizza & Pasta Pick up Point. Folded and welded 2.5mm ali panel is finished grey-blue RL 5008 and is fixed within the window frame. Fret cut text is fitted with push through 5mm opal 050 acrylic and copper vinyl graphic is applied to the panel face. Fitted with warm white LEDS for internal illumination. Single moving window includes 1 security hook lock, flush shoot bolts at rear edge of windows, under window brush steel and U channel. Under window guide fixed to frame and anti-ligature handle. Frame fixed to threshold plate to locate under moving windows and in window opening. Glazing to be 6.4mm laminated / spacer/6.4mm finished in Ral blue-grey RAL 5008.

CERAMIC TILES TO STALL RISER – Solus Terraware Baked ceramic tiels are applied to the stall risers.

PAINTING OF THE RESTAURANT- Façade to remain as existing, door to remain as existing RAL 5008. Where necessary the façade will be refreshed in same colour. Window frames to be in white. Fascia board to be RAL 5008. Please refer to visual Zizzi Wokingham Rev P.

Our design team has looked at all aspects of creating a signage scheme to suit the Grade II listed building. We have always been aware of producing a design concept that compliments the surrounding conservation area and is sympathetic to the listed building. We feel our simple design and method of illumination bodes well with the building.

Our team of experienced fitters will take the utmost care with the building so as not to cause any damage whatsoever and the minimum of upheaval to the building. Where possible we will use as many fixtures and fittings as we can.

Access

Not applicable. Our application relates to signage / adverts only and the painting of the restaurant frontage and side elevation. There will be no change to the current access arrangements as part of this application.