6 MARKET PLACE, WOKINGHAM, RG40 1AL
GRADE II LISTED BUILDING - CHANGE OF USE & REFURBISHMENT

STANDING RESTRICTIONS — GENERAL NOTES

CN4: NO MECHANICAL OR CHEMICAL CLEANING OF THE TIMBER FRAME

THE CONDITION PROHIBITS ANY MECHANICAL OR CHEMICAL CLEANING OR STRIPPING TREATMENT BEING APPLIED TO THE TIMBER FRAME OF THE BUILDING, AND EQUALLY PROHIBITS THE APPLICATION OF ANY PAINT, STAIN, OR PRESERVATIVE TREATMENT, UNLESS AND UNTIL THE PRIOR WRITTEN APPROVAL OF THE LOCAL PLANNING AUTHORITY HAS BEEN OBTAINED. THIS IS A STANDING RESTRICTION RATHER THAN A ONE-OFF APPROVAL ITEM, MEANING IT APPLIES FOR THE DURATION OF THE WORKS AND IS NOT DISCHARGED BY A SINGLE SUBMISSION — ANY FUTURE INTENTION TO CLEAN, STRIP, OR TREAT THE EXPOSED TIMBER FRAME, AT ANY STAGE OF THE PROJECT, MUST BE BROUGHT BACK TO THE AUTHORITY FOR SIGN-OFF BEFORE IT IS CARRIED OUT. THE RATIONALE GIVEN (RN4) IS TO SAFEGUARD THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, WITH THE CONDITION ANCHORED TO NATIONAL PLANNING POLICY FRAMEWORK SECTION 16 AND MANAGING DEVELOPMENT DELIVERY LOCAL PLAN POLICY TB24. IN PRACTICE, THIS MEANS THAT EVEN SEEMINGLY MINOR MAINTENANCE ACTIVITY — FOR EXAMPLE, REMOVING SURFACE GRIME, TREATING FOR DAMP OR INSECT ACTIVITY, OR REFRESHING A FINISH ON EXPOSED FRAME MEMBERS — CANNOT PROCEED ON THE BASIS OF GOOD INTENTIONS OR INDUSTRY-STANDARD PRODUCTS ALONE. ANY PROPOSED METHOD, PRODUCT, OR TREATMENT REGIME SHOULD BE DOCUMENTED (INCLUDING MANUFACTURER SPECIFICATION SHEETS WHERE CHEMICAL PRODUCTS ARE INVOLVED) AND SUBMITTED FOR APPROVAL IN ADVANCE, SINCE UNDERTAKING SUCH WORKS WITHOUT CONSENT WOULD CONSTITUTE A BREACH OF CONDITION REGARDLESS OF HOW SYMPATHETICALLY THE WORK WAS CARRIED OUT.

CP7: NO SAWING OF TIMBERS

THIS CONDITION PROHIBITS THE SAWING OF ANY TIMBERS, OR OF JOINTS BETWEEN TIMBERS, IN CONNECTION WITH THE APPROVED WORKS, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY. IT FURTHER REQUIRES THAT WHERE JOINERY IS DISMANTLED AS PART OF THE WORKS, IT MUST BE CAREFULLY STORED UNDER WEATHERPROOF AND SECURE COVERS ON SITE UNTIL IT IS REQUIRED FOR REUSE IN CONNECTION WITH THE APPROVED WORKS. AS WITH CN4, THIS IS A CONTINUING RESTRICTION THAT GOVERNS THE WHOLE COURSE OF THE WORKS RATHER THAN A SINGLE MILESTONE — ANY CONTRACTOR OR TRADES ACTIVITY THAT WOULD INVOLVE CUTTING INTO STRUCTURAL OR HISTORIC TIMBER, INCLUDING WORKS THAT MIGHT SEEM INCIDENTAL TO THE PRIMARY SCOPE (SUCH AS ADJUSTING A JOINT TO ACCOMMODATE A NEW SERVICE RUN, OR TRIMMING A BEAM END DURING REPAIR), FALLS WITHIN ITS SCOPE AND REQUIRES SEPARATE WRITTEN CONSENT BEFORE IT IS UNDERTAKEN. THE UNDERLYING PURPOSE (RP7) IS AGAIN TO SAFEGUARD THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, UNDER THE SAME NPPF SECTION 16 AND TB24 POLICY BASIS. FOR DOCUMENTS BEING SENT TO HERITAGE, THIS MEANS THAT ANY SCHEDULE OF WORKS, METHOD STATEMENT, OR STRUCTURAL PROPOSAL THAT INVOLVES TIMBER ALTERATION SHOULD EXPLICITLY IDENTIFY WHERE CUTTING OR JOINT-SAWING IS PROPOSED, RATHER THAN ASSUMING IT FALLS UNDER GENERAL APPROVED CONSENT, AND SHOULD SET OUT THE STORAGE AND REUSE ARRANGEMENTS FOR ANY DISMANTLED ELEMENTS TO DEMONSTRATE COMPLIANCE WITH THE RETENTION REQUIREMENT.

CN2: MATCHING FINISHES

THIS CONDITION REQUIRES THAT ALL NEW WORKS, AND ALL WORKS OF MAKING GOOD TO RETAINED FABRIC — WHETHER INTERNAL OR EXTERNAL — ARE FINISHED TO MATCH THE ADJACENT ORIGINAL WORK. THIS MATCHING REQUIREMENT IS COMPREHENSIVE: IT EXTENDS TO THE METHODS USED TO CARRY OUT THE WORK, AND TO THE MATERIAL, COLOUR, TEXTURE, AND PROFILE OF THE FINISHED RESULT. UNLIKE A CONDITION TIED TO A SPECIFIC DISCRETE OPERATION, THIS IS A GENERAL STANDING REQUIREMENT THAT APPLIES ACROSS THE ENTIRETY OF THE SCHEME WHEREVER NEW WORK MEETS OR REPLACES HISTORIC FABRIC. THE REASONING (RN2) IS, ONCE AGAIN, TO SAFEGUARD THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING UNDER NPPF SECTION 16 AND TB24. FOR PRACTICAL PURPOSES, THIS PLACES AN ONGOING EVIDENTIAL BURDEN ON THE APPLICANT/CONTRACTOR TEAM: WHERE REPAIRS OR REPLACEMENTS ARE UNDERTAKEN, SUPPORTING INFORMATION (SUCH AS SAMPLE PANELS, MATERIAL SPECIFICATIONS, OR PHOTOGRAPHIC COMPARISON AGAINST ADJACENT ORIGINAL FABRIC) MAY REASONABLY BE EXPECTED TO DEMONSTRATE THAT THE FINISH ACHIEVED IS A GENUINE MATCH RATHER THAN MERELY VISUALLY SIMILAR. THIS IS PARTICULARLY RELEVANT TO RENDER, BRICKWORK, PLASTERWORK, AND ANY EXPOSED STRUCTURAL ELEMENTS WHERE INCONSISTENCY IN TEXTURE OR PROFILE WOULD BE READILY APPARENT.

RETENTION OF FRONT ENTRANCES

UNLESS EXPRESSLY SHOWN OTHERWISE ON THE APPROVED DRAWINGS, NO ALTERATIONS ARE TO BE UNDERTAKEN TO THE ENTRANCE DOORS FRONTING MARKET PLACE. THIS OPERATES AS A DEFAULT PRESUMPTION AGAINST CHANGE: THE ENTRANCE DOORS ARE TREATED AS FIXED AND PROTECTED ELEMENTS OF THE HISTORIC STREET FRONTAGE UNLESS A SPECIFIC ALTERATION HAS ALREADY BEEN DRAWN, SUBMITTED, AND APPROVED AS PART OF THE SCHEME. ANY DEPARTURE FROM THIS — INCLUDING WORKS THAT MIGHT BE CONSIDERED MINOR, SUCH AS REFINISHING, REPLACING IRONMONGERY, OR ADJUSTING AN ENTRANCE FOR ACCESSIBILITY OR SECURITY REASONS — WOULD FALL OUTSIDE THE SCOPE OF WHAT HAS BEEN APPROVED AND WOULD NEED TO BE BROUGHT FORWARD AS A FRESH SUBMISSION SHOWING THE PROPOSED CHANGE ON DRAWINGS FOR CONSIDERATION, RATHER THAN TREATED AS ANCILLARY WORKS WITHIN THE EXISTING CONSENT.

ROOF FIREBREAK & INSULATION - SCHEDULE OF WORKS

HERITAGE CONSTRAINT:
NO CUTTING, NOTCHING OR REMOVAL OF EXISTING ROOF TIMBERS. ALL NEW CEILING/INSULATION ELEMENTS FIXED BENEATH EXISTING STRUCTURE. HISTORIC TIMBERS RETAINED IN SITU.

CEILING DETAIL TO TIMBER ROOF VOIDS
30 MINUTE FIRE RATING - INTEGRITY & INSULATION
PITCHED ROOF - U-VALUE 0.15 W/M2.K

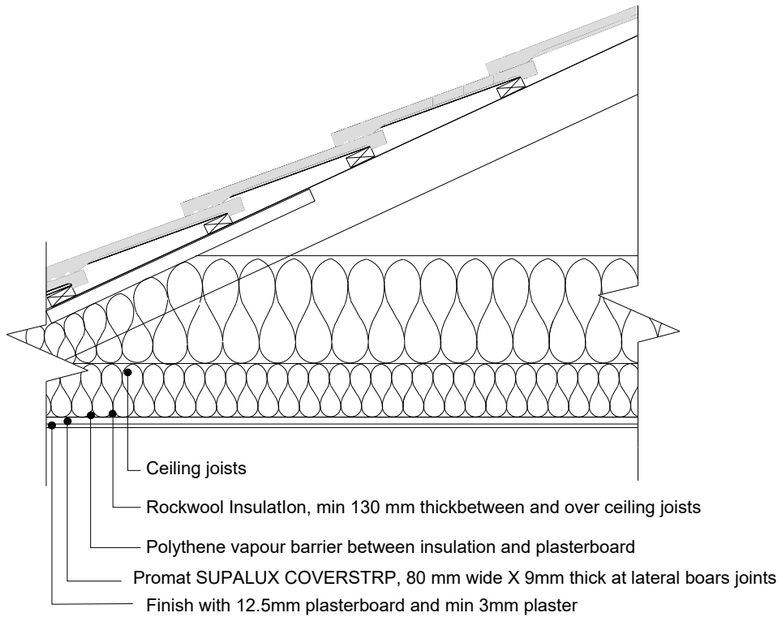
BUILD-UP (TOP TO BOTTOM):
1. CEILING JOISTS (EXISTING TIMBER, RETAINED - NO CUTTING/ NOTCHING/REMOVAL)
2. ROCK WOOL INSULATION, MIN 130MM THICK, LAID OVER NEW BOARDING WITHIN ROOF VOID
3. POLYTHENE VAPOUR BARRIER BETWEEN INSULATION AND PLASTERBOARD
4. PROMAT SUPALUX COVERSTRIP, 80MM WIDE X 9MM THICK, AT LATERAL BOARD JOINTS, FIXED WITH M4 X 19MM STEEL SCREWS AT NOMINAL 300MM CENTRES BOTH SIDES OF JOINT
5. PROMAT SUPALUX BOARD,
6. 9MM THICK, FIXED TO UNDERSIDE OF EXISTING TIMBER JOISTS WITH M4 X 55MM STEEL WOODSCREWS AT 300MM CENTRES
7. FINISH WITH 12.5MM PLASTERBOARD AND MIN 3MM PLASTER

WORKS SEQUENCE:
1. STRIP OUT EXISTING PLASTERBOARD FROM CEILING UNDER ROOF VOID
2. INSTALL PROMAT SUPALUX BOARDS, 9MM THICK, FIXED TO UNDERSIDE OF EXISTING TIMBER JOISTS
3. FIX BOARD JOINTS WITH PROMAT SUPALUX COVERSTRIP, 80MM WIDE X 9MM THICK, M4 X 19MM STEEL SCREWS AT 300MM CENTRES BOTH SIDES OF JOINT
4. LAY ROCK WOOL INSULATION, MIN 130MM THICK, OVER NEW BOARDING WITHIN ROOF VOID
5. FIXINGS: M4 X 55MM STEEL WOODSCREWS AT 300MM CENTRES TO EXISTING TIMBER JOISTS
6. EXISTING TIMBERS RETAINED IN SITU - NO CUTTING, NOTCHING OR REMOVAL
7. FIRE PERFORMANCE: 30 MINUTES, INTEGRITY AND INSULATION

MATERIAL DATA - PROMAT SUPALUX BOARD (9MM):
NON-COMBUSTIBLE CALCIUM SILICATE BOARD, MINERAL MATRIX ENGINEERING TECHNOLOGY. NOMINAL DRY DENSITY APPROX 975 KG/M3. THERMAL CONDUCTIVITY 0.242 W/M.K. A1 CLASSIFICATION (EN 13501-1), NON-COMBUSTIBLE (BS 476: PART 4), CLASS 0 SURFACE SPREAD OF FLAME (BS 476: PARTS 6 & 7). MOISTURE CONTENT APPROX 6.0%, DIMENSIONALLY STABLE. STANDARD SHEET 2440MM X 1220MM, APPROX 29KG PER SHEET. CERTIFIED UP TO 240 MINUTES FIRE RESISTANCE; THIS APPLICATION USES 30-MINUTE DETAIL PER DRAWING MAR_27.

MATERIAL DATA - ROCK WOOL INSULATION (130MM MIN):
ROCK MINERAL WOOL INSULATION SLAB/ROLL, NON-COMBUSTIBLE. EUROCLASS A1 (EN 13501-1). THERMAL CONDUCTIVITY APPROX 0.035-0.044 W/M.K (PRODUCT DEPENDENT). MIN 130MM THICK, LAID OVER PROMAT SUPALUX BOARDING WITHIN ROOF VOID, PER DRAWING MAR_27. SPECIFIC PRODUCT (E.G. ROCKWOOL FLEXI SLAB OR EQUIVALENT) TO BE CONFIRMED AT PROCUREMENT STAGE.

PITCHED ROOF
U-value 0.15 W/m²K



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- ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO VOA STUDIO ARCHITRCTURE DESIGN BUILD

Client Name		Drawing Title	GENERAL NOTES
Project Address	6 MARKET PLACE, WOKINGHAM, RG40 1AL	Stage	Drawing Status: FOR APPROVAL

0 1 2 4

Drawing No.	BRES- 000
Revision No.	00
Scale at A2	N/A
Date	20-08-2026

6 MARKET PLACE, WOKINGHAM, RG40 1AL
GRADE II LISTED BUILDING - CHANGE OF USE & REFURBISHMENT

SERVICES ROUTING

KITCHEN EXTRACT HOOD / DUCTING

PROVIDE MECHANICAL EXTRACT VENTILATION TO EACH KITCHEN AS INDICATED ON THE DRAWING. WHERE THE EXTRACT FAN/HOOD IS LOCATED OVER THE HOB, PROVIDE A MINIMUM EXTRACT RATE OF 30 L/S. WHERE THE EXTRACT FAN IS LOCATED ELSEWHERE WITHIN THE KITCHEN, PROVIDE A MINIMUM EXTRACT RATE OF 60 L/S. DUCTWORK SHALL DISCHARGE DIRECTLY TO EXTERNAL AIR, BE AS SHORT AND STRAIGHT AS PRACTICABLE AND BE ADEQUATELY SUPPORTED AND SEALED. KITCHEN EXTRACT VENTILATION TO COMPLY WITH APPROVED DOCUMENT F – VENTILATION.

BATHROOM EXTRACT FAN

PROVIDE MECHANICAL EXTRACT VENTILATION TO EACH BATHROOM AS INDICATED ON THE DRAWING, WITH A MINIMUM INTERMITTENT EXTRACT RATE OF 15 L/S. EXTRACT AIR SHALL DISCHARGE DIRECTLY TO EXTERNAL AIR AND SHALL NOT TERMINATE WITHIN A FLOOR, CEILING OR ROOF VOID. BATHROOM VENTILATION TO COMPLY WITH APPROVED DOCUMENT F – VENTILATION.

WC EXTRACT FAN

WHERE A SEPARATE WC IS PROVIDED WITHOUT ADEQUATE NATURAL VENTILATION, PROVIDE MECHANICAL EXTRACT VENTILATION WITH A MINIMUM INTERMITTENT EXTRACT RATE OF 6 L/S, DISCHARGING DIRECTLY TO EXTERNAL AIR. VENTILATION TO COMPLY WITH APPROVED DOCUMENT F – VENTILATION.

UTILITY ROOM EXTRACT – WHERE APPLICABLE

WHERE A SEPARATE UTILITY ROOM IS PROVIDED, PROVIDE MECHANICAL EXTRACT VENTILATION WITH A MINIMUM INTERMITTENT EXTRACT RATE OF 30 L/S, DISCHARGING DIRECTLY TO EXTERNAL AIR. VENTILATION TO COMPLY WITH APPROVED DOCUMENT F – VENTILATION.

EXTRACT DUCT THROUGH ROOF

WHERE SHOWN, ROUTE BATHROOM/EXTRACT DUCTWORK THROUGH THE ROOF AND TERMINATE DIRECTLY TO EXTERNAL AIR USING A SUITABLE WEATHERPROOF TERMINAL. DUCTWORK SHALL BE SIZED AND INSTALLED SO THAT THE REQUIRED DESIGN AIRFLOW RATE OF 15 L/S FOR BATHROOM EXTRACT IS ACHIEVED AT THE TERMINAL. DUCTS PASSING THROUGH UNHEATED ROOF SPACES SHALL BE INSULATED WHERE NECESSARY TO CONTROL CONDENSATION. INSTALLATION TO COMPLY WITH APPROVED DOCUMENT F AND WEATHER RESISTANCE TO BE MAINTAINED IN ACCORDANCE WITH APPROVED DOCUMENT C.

KITCHEN EXTRACT DUCT TO EXTERNAL WALL

KITCHEN EXTRACT DUCTWORK SHOWN AT HIGH LEVEL SHALL TERMINATE DIRECTLY TO EXTERNAL AIR. THE COMPLETE DUCT AND FAN SYSTEM SHALL BE CAPABLE OF ACHIEVING A MINIMUM OF 30 L/S WHERE THE EXTRACT IS POSITIONED OVER THE HOB, OR 60 L/S WHERE LOCATED ELSEWHERE WITHIN THE KITCHEN. FLEXIBLE DUCTWORK SHALL BE KEPT TO A MINIMUM AND THE ROUTE SHALL BE AS SHORT AND STRAIGHT AS PRACTICABLE. INSTALLATION TO COMPLY WITH APPROVED DOCUMENT F.

VENTILATION COMMISSIONING

ALL NEW MECHANICAL EXTRACT SYSTEMS SHALL BE INSTALLED, TESTED AND COMMISSIONED BY A COMPETENT PERSON. THE ACTUAL AIRFLOW RATE AT EACH TERMINAL SHALL BE MEASURED ON COMPLETION TO CONFIRM THAT THE REQUIRED MINIMUM RATE HAS BEEN ACHIEVED: KITCHEN 30 L/S OVER HOB OR 60 L/S ELSEWHERE; BATHROOM 15 L/S; SEPARATE WC 6 L/S; UTILITY ROOM 30 L/S, AS APPLICABLE. COMMISSIONING INFORMATION SHALL BE PROVIDED TO THE CLIENT/BUILDING CONTROL IN ACCORDANCE WITH APPROVED DOCUMENT F – VENTILATION.

NEW SOIL AND WASTE PIPEWORK

PROVIDE NEW SOIL AND WASTE PIPEWORK FROM BATHROOMS, KITCHENS AND SANITARY APPLIANCES TO THE EXISTING/NEW SVP AS INDICATED. PIPEWORK TO BE ADEQUATELY SIZED, SUPPORTED AND INSTALLED TO SUITABLE FALLS, WITH ACCESS PROVIDED FOR INSPECTION, CLEARING AND MAINTENANCE. INSTALLATION TO COMPLY WITH APPROVED DOCUMENT H – DRAINAGE AND WASTE DISPOSAL.

EXISTING WASTE PIPEWORK

EXISTING WASTE PIPEWORK INDICATED FOR REUSE SHALL BE CHECKED ON SITE TO CONFIRM ITS SIZE, CONDITION, FALL, CONNECTION AND SUITABILITY. EXISTING PIPEWORK SHALL BE CLEANED/REPAIRED OR REPLACED WHERE FOUND DEFECTIVE BEFORE NEW APPLIANCES ARE CONNECTED. ALTERED DRAINAGE TO COMPLY WITH APPROVED DOCUMENT H.

SANITARYWARE CONNECTIONS

PROVIDE NEW SANITARYWARE TO THE LOCATIONS INDICATED AND CONNECT TO THE EXISTING/NEW SVP AND WASTE SYSTEM. ALL APPLIANCES TO BE PROVIDED WITH APPROPRIATELY SIZED TRAPPED WASTE CONNECTIONS. SANITARY ACCOMMODATION AND WATER SERVICES TO COMPLY WITH APPROVED DOCUMENT G, WITH WASTE CONNECTIONS TO COMPLY WITH APPROVED DOCUMENT H.

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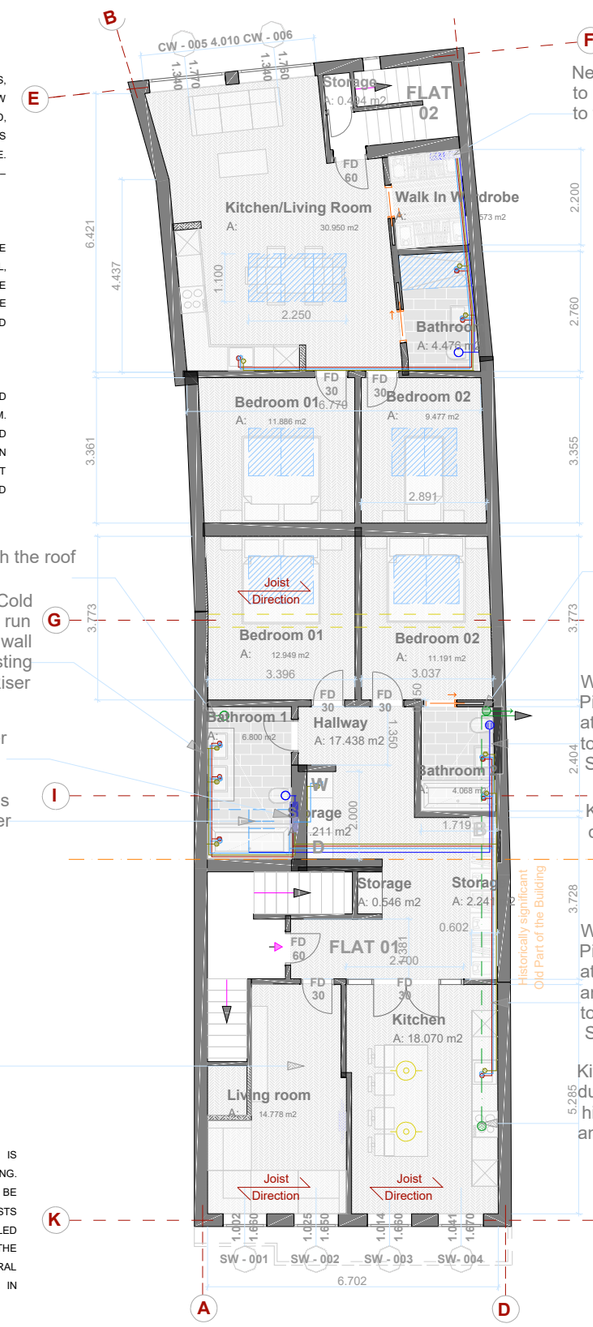
HOT AND COLD WATER PIPEWORK

NO CUTTING / NOTCHING EXISTING JOISTS

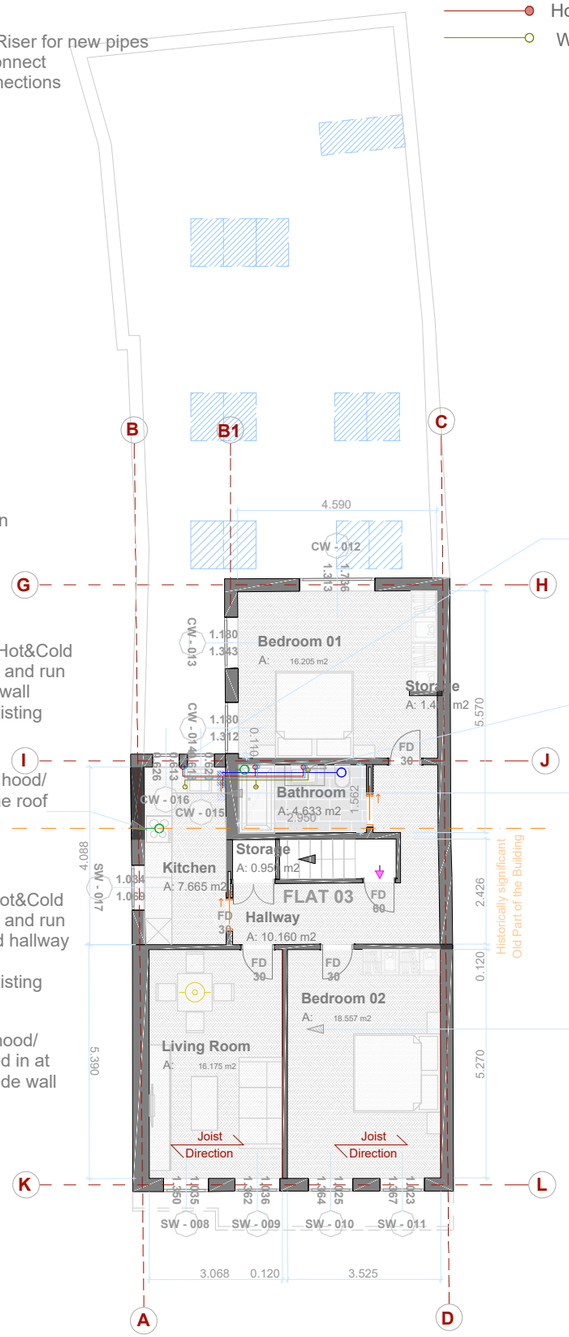
NO CUTTING OR NOTCHING OF EXISTING FLOOR JOISTS IS PERMITTED AT THE LOCATIONS IDENTIFIED ON THE DRAWING. NEW DRAINAGE, WATER AND OTHER SERVICES SHALL BE ROUTED BELOW, ABOVE OR PARALLEL TO THE EXISTING JOISTS AS INDICATED. WHERE A SERVICE CANNOT BE INSTALLED WITHOUT ALTERING A STRUCTURAL MEMBER, REFER TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING. STRUCTURAL INTEGRITY OF THE EXISTING FLOOR TO BE MAINTAINED IN ACCORDANCE WITH APPROVED DOCUMENT A – STRUCTURE.

JOIST DIRECTION / SERVICE COORDINATION

EXISTING JOIST DIRECTIONS ARE INDICATED ON THE DRAWING FOR COORDINATION OF NEW SERVICES. CONTRACTOR TO VERIFY ACTUAL JOIST DIRECTION, SIZE, SPACING, SPAN, CONDITION AND LOCATION ON SITE BEFORE FORMING SERVICE ROUTES OR OPENING UP THE FLOOR. ANY STRUCTURAL ALTERATION



PROPOSED FIRST FLOOR DRAINAGE, PLUMBING & VENTILATION LAYOUT



PROPOSED SECOND FLOOR DRAINAGE, PLUMBING & VENTILATION LAYOUT

NOTE: All dimensions to be checked on site before fabrication. Contractors must verify all dimensions on site before setting out, commencing work, or making any shop drawings.
- All dimensions must be checked on site
- All setting out to be checked on site
- All levels must be checked on site and their datum confirmed
- This drawing must be read in conjunction with the relevant specification clauses
- This drawing must not be used for land transfer purposes

Toilet Waste Pipes
Cold Water Pipes
Hot Water Pipes
Waste Pipes
Extractor Fan
Kitchen Extractor Hood Ducting

New SVP/Service Riser for new pipes to run down and connect to the exisitng connections

Vent extractor fan through the roof

Extractor Fan

Waste pipes and Hot&Cold Pipes to be boxed and run at low level along wall to connect with existing Service Riser

Existing SVP/Service Riser

Waste pipes and Hot&Cold Pipes to be boxed and run at low level along wall to connect with existing Service Riser

Existing waste pipes running down and up via SVP/Riser

Kitchen extractor hood/ ducting/vent to the roof

Waste pipe and Hot&Cold Pipes to be boxed and run at low level behind hallway and kitchen units to connect with existing Service Riser

No cutting/Notching existing joists to allow drainage/water and other service pipes to the old part of the building

Kitchen extractor hood/ ducting to be boxed in at high level along side wall and run to back

Utilise the existing drainage and water connections

Fit New Sanitareware and run waste and water pipes to connect to existing SVP/Riser

Existing waste and water pipes running down via SVP/Riser

No cutting/Notching of the existing joists in the old part of the building

NEW SVP / SERVICE RISER

PROVIDE NEW SVP/SERVICE RISER TO THE LOCATION INDICATED ON THE DRAWING. NEW SOIL, WASTE AND ASSOCIATED SERVICES TO RUN WITHIN THE RISER AND CONNECT TO THE EXISTING DRAINAGE/SERVICE CONNECTIONS AS SHOWN. FINAL PIPE SIZES, ROUTES, CONNECTION LEVELS AND EXISTING CONNECTION LOCATIONS TO BE VERIFIED ON SITE PRIOR TO INSTALLATION. SOIL AND WASTE INSTALLATION TO COMPLY WITH APPROVED DOCUMENT H – DRAINAGE AND WASTE DISPOSAL.

EXISTING SVP / SERVICE RISER

EXISTING SVP/SERVICE RISERS SHOWN ON THE DRAWING TO BE RETAINED AND REUSED FOR THE PROPOSED CONNECTIONS. CONTRACTOR TO VERIFY ON SITE THE SIZE, MATERIAL, CONDITION, ROUTE AND SUITABILITY OF EXISTING PIPEWORK BEFORE CONNECTION. ANY DEFECTIVE OR UNSUITABLE PIPEWORK TO BE REPORTED PRIOR TO PROCEEDING. NEW AND ALTERED CONNEC

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HOT AND COLD WATER PIPEWORK

PROVIDE NEW HOT AND COLD WATER SERVICES TO KITCHENS, BATHROOMS AND SANITARY APPLIANCES AS INDICATED. PIPEWORK TO BE BOXED/CONCEALED AND ROUTED AT LOW LEVEL ALONG WALLS WHERE SHOWN, WITH ADEQUATE SUPPORT AND INSULATION WHERE REQUIRED. INSTALLATION TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF APPROVED DOCUMENT G – SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY.

LOW-LEVEL SERVICE ROUTES

NEW WASTE AND HOT/COLD WATER PIPEWORK SHOWN AT LOW LEVEL SHALL BE ROUTED ALONG WALLS AND WITHIN/BEHIND KITCHEN OR SANITARY UNITS WHERE PRACTICABLE. SERVICE ROUTES SHALL BE COORDINATED TO AVOID UNNECESSARY ALTERATION TO THE EXISTING STRUCTURAL FLOOR.

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Client Name	Section	Drawing Title: PROPOSED FLOOR PLANS - DRAINAGE, PLUMBING & VENTILATION LAYOUT	EXISTING STRUCTURE
Project Address: 6 MARKET PLACE, WOKINGHAM, RG40 1AL	Stage: BUILDING REGULATIONS	Drawing Status: FOR APPROVAL	STR. TO BE DEMOLISHED
			PROPOSED STRUCTURE

0 1 2 4

Drawing No.	BREGS - 005
Revision No.	00
Scale at A2	1:100
Date	20-08-2026

6 MARKET PLACE, WOKINGHAM, RG40 1AL
GRADE II LISTED BUILDING - CHANGE OF USE & REFURBISHMENT

ELECTRICAL SERVICES ROUTING

NOTE: All dimensions to be checked on site before fabrication. Contractors must verify all dimensions on site before setting out, commencing work, or making any shop drawings.
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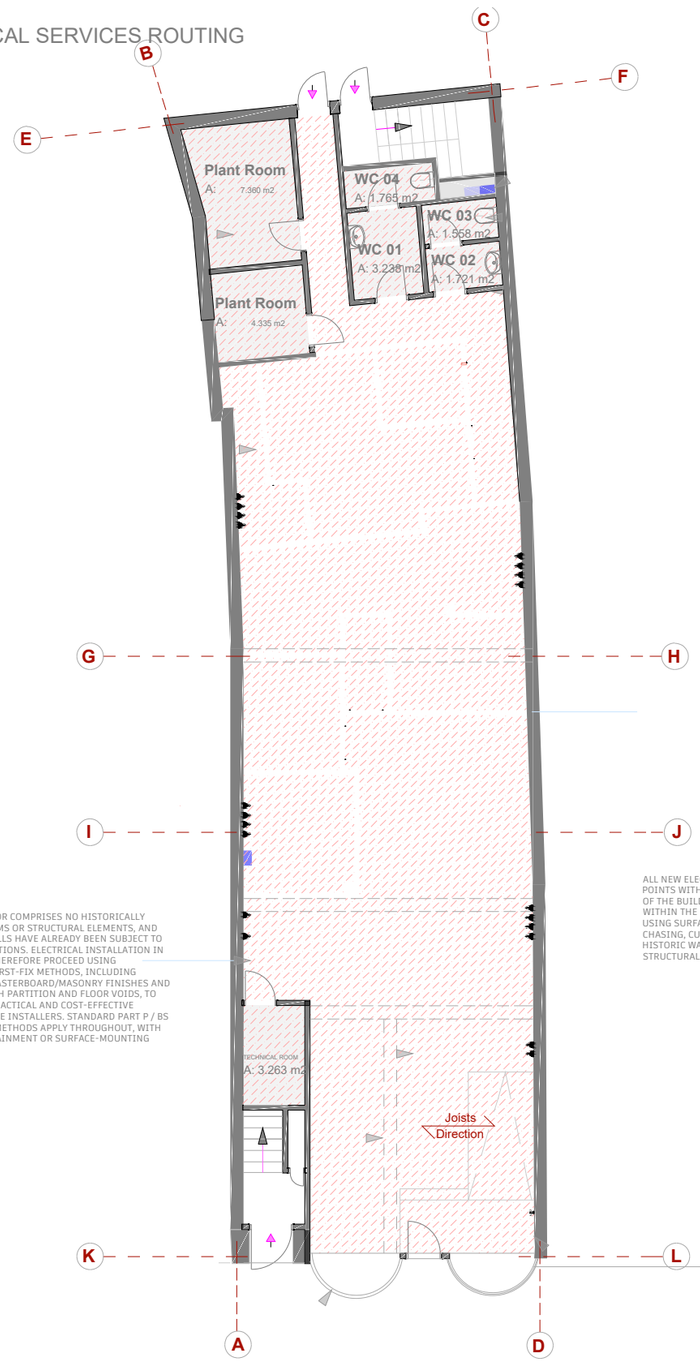
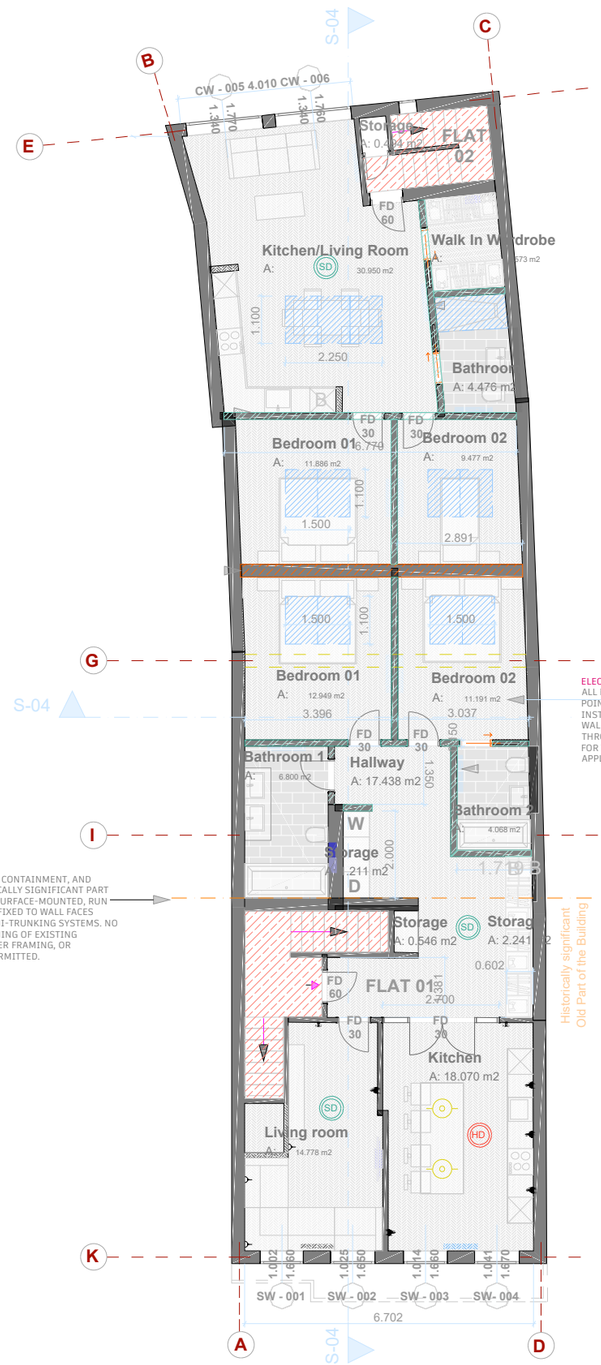
LEGEND
- SINGLE SWITCHED WALL SOCKET
- DOUBLE SWITCHED WALL SOCKET
- SINGLE SWITCHED WALL SOCKET 1200MM ABOVE FLOOR LEVEL
- DOUBLE SWICHED WALL SOCKET 1200MM ABOVE FLOOR LEVEL
- 2 GANG 2 WAY LIGHT SWITCH
- TV AERIAL POINT



THE GROUND FLOOR COMPRISES NO HISTORICALLY SIGNIFICANT BEAMS OR STRUCTURAL ELEMENTS, AND THE EXISTING WALLS HAVE ALREADY BEEN SUBJECT TO PREVIOUS ALTERATIONS. ELECTRICAL INSTALLATION IN THIS AREA MAY THEREFORE PROCEED USING CONVENTIONAL FIRST-FIX METHODS, INCLUDING CHASING INTO PLASTERBOARD/MASONRY FINISHES AND ROUTING THROUGH PARTITION AND FLOOR VOIDS, TO SUIT THE MOST PRACTICAL AND COST-EFFECTIVE APPROACH FOR THE INSTALLERS. STANDARD PART P / BS 7671 COMPLIANT METHODS APPLY THROUGHOUT, WITH NO SPECIAL CONTAINMENT OR SURFACE-MOUNTING RESTRICTIONS.

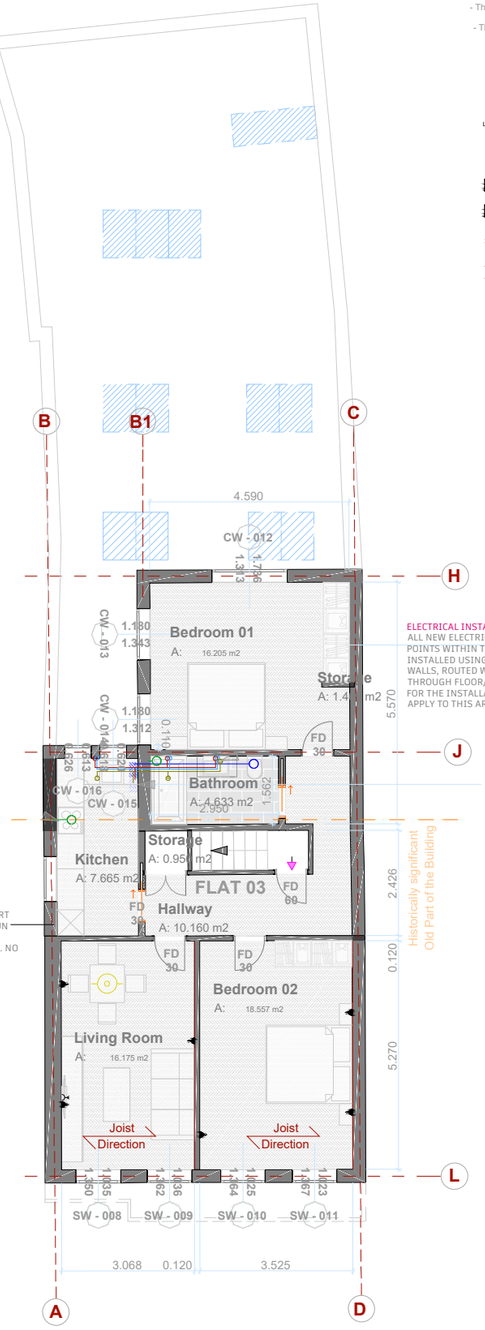
GROUND FLOOR PLAN



ALL NEW ELECTRICAL WIRING, CONTAINMENT, AND POINTS WITHIN THE HISTORICALLY SIGNIFICANT PART OF THE BUILDING ARE TO BE SURFACE-MOUNTED, RUN WITHIN THE FLOOR VOID, OR FIXED TO WALL FACES USING SURFACE-CLIPPED/MINI-TRUNKING SYSTEMS. NO CHASING, CUTTING, OR NOTCHING OF EXISTING HISTORIC WALL FABRIC, TIMBER FRAMING, OR STRUCTURAL ELEMENTS IS PERMITTED.

ELECTRICAL INSTALLATION – NEW PART OF BUILDING
ALL NEW ELECTRICAL WIRING, CONTAINMENT, AND POINTS WITHIN THE NEW PART OF THE BUILDING MAY BE INSTALLED USING STANDARD METHODS – CHASED INTO WALLS, ROUTED WITHIN STUD PARTITIONS, OR RUN THROUGH FLOOR/CEILING VOIDS AS MOST PRACTICAL FOR THE INSTALLATION. NO HERITAGE RESTRICTIONS APPLY TO THIS AREA.

PROPOSED FIRST FLOOR PLAN - FLAT 01 & FLAT 02 -



ELECTRICAL INSTALLATION – NEW PART OF BUILDING
ALL NEW ELECTRICAL WIRING, CONTAINMENT, AND POINTS WITHIN THE NEW PART OF THE BUILDING MAY BE INSTALLED USING STANDARD METHODS – CHASED INTO WALLS, ROUTED WITHIN STUD PARTITIONS, OR RUN THROUGH FLOOR/CEILING VOIDS AS MOST PRACTICAL FOR THE INSTALLATION. NO HERITAGE RESTRICTIONS APPLY TO THIS AREA.

ALL NEW ELECTRICAL WIRING, CONTAINMENT, AND POINTS WITHIN THE HISTORICALLY SIGNIFICANT PART OF THE BUILDING ARE TO BE SURFACE-MOUNTED, RUN WITHIN THE FLOOR VOID, OR FIXED TO WALL FACES USING SURFACE-CLIPPED/MINI-TRUNKING SYSTEMS. NO CHASING, CUTTING, OR NOTCHING OF EXISTING HISTORIC WALL FABRIC, TIMBER FRAMING, OR STRUCTURAL ELEMENTS IS PERMITTED.

PROPOSED SECOND FLOOR

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Client Name	
Project Address	6 MARKET PLACE, WOKINGHAM, RG40 1AL
Drawing Title	GENERAL NOTES
Drawing Status	FOR APPROVAL
Drawing No.	BRES- 000
Revision No.	00
Scale at A2	N/A
Date	20-08-2026

6 MARKET PLACE, WOKINGHAM, RG40 1AL
GRADE II LISTED BUILDING - CHANGE OF USE & REFURBISHMENT

WINDOW WORK

- ●SANDING LOOSE PAINT FROM WINDOW FRAMES AND SURROUNDING AREAS
- ● REPAIR DAMAGED AREAS USING NATURAL COMPOUNDS
- ● CLEAN WINDOWS AND PREPARE SURFACES FOR PAINTING
- ● PAINT WINDOWS WITH WATER-BASED BREATHABLE PAINT, IN TONES MATCHING THE EXISTING AGED WHITE FINISH



1. Front Elevation 1:100

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- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.
- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK,
- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO VOA STUDIO ARCHITRCTURE DESIGN BUILD

Client Name: ----------		Drawing Title: GENERAL NOTES	
Project Address: 6 MARKET PLACE, WOKINGHAM, RG40 1AL	Stage:	Drawing Status: FOR APPROVAL	

0 1 2 4

Drawing No.	BRES- 000
Revision No.	00
Scale at A2	N/A
Date	20-08-2026