

## COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 7

PLANNING APPLICATIONS COMMITTEE: 1 June 2016

Ward: Abbey

App Nos.: 160525/FUL & 160635/ADV

Address: The Three Guineas Public House, Station Approach, Reading

Proposals:

**160525/LBC:** Internal alterations at basement, ground and first floors.

Redecoration works to exterior including restoration of clock tower and removal of ladder and roof barrier from front elevation. New signage.

**160635/ADV:** 2 off single sided cartouches, 1 off timber fascia with painted display, 1 off built up brass motif with internal LED illumination, 3 off suspended light boxes suspended from canopy beams, 1 off internally illuminated logo, 5 off brass lanterns, 2 off brass lanterns

Applicant: Network Rail

Dates received and 8 week target decision dates:

160625: valid-17/3/16 target-3/6/16

160635: valid-5/4/16 target 31/5/16 (agreed with applicant to extend to 3/6/16 with PPA)

### RECOMMENDATION:

**160525/LBC:** GRANT Listed Building Consent.

**160635/ADV:** GRANT Advertisement Consent.

#### 160525/LBC conditions to include:

1. LBC three years
2. Submission of details of studwork and cold room on first floor
3. Submission of open venting arrangements over display kitchen area
4. Submission of method statement for attaching stud walls and cool-room insulation across window openings
5. Submission of method for obscuring/etching windows
6. Submission of method statement for removal of any studwork walls and making good
7. Submission of method statement for rationalisation of basement services
8. Clock tower works and removal of ladder/railings and air conditioning units to be completed in accordance with submitted schedule of works/supporting statements no later than first opening (trading) of basement as a bar area
9. Recording for the Historic Environment Record

#### Informatives:

- Approved plans
- No other works approved
- Terms and conditions of this consent
- Pre-commencement conditions
- Fees
- Positive and Proactive
- Liaison with Highway Authority required
- Separate planning permission may be required

- Alterations to Premises Licence required
- Environmental Protection Act
- No additional air conditioning units approved

160635/ADV conditions to include:

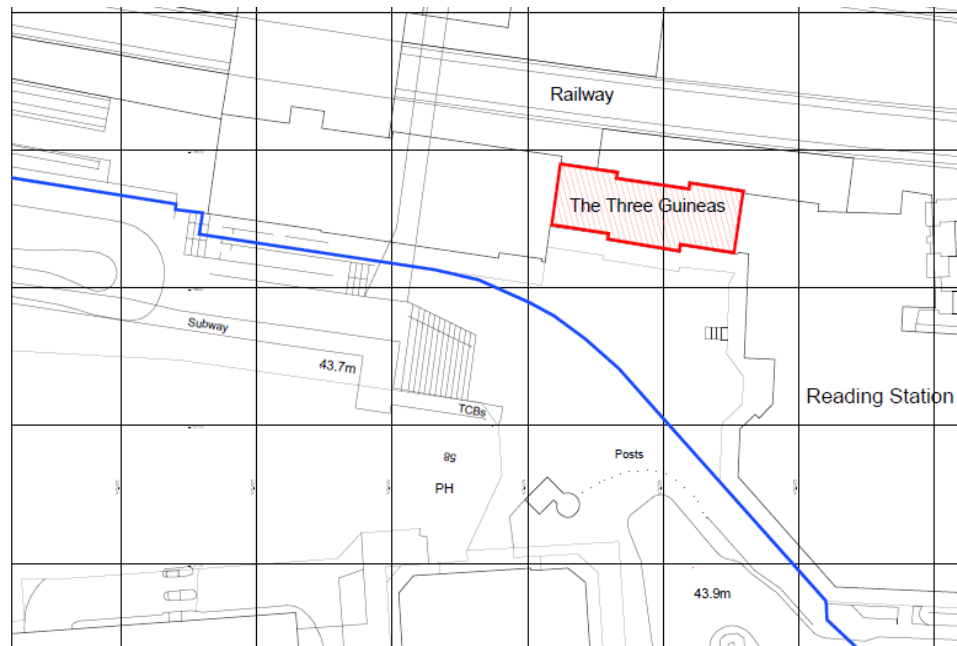
1. Plans approved, including updated parapet painted sign (Sign B)
2. Standard advertisement conditions

Informatives:

1. Terms and conditions of this consent
2. No other signage approved by this consent
3. Positive and proactive

## 1. INTRODUCTION

- 1.1 The application site is the Three Guineas pub at Reading Station. The building is Grade II listed and was formerly the ticket office to the station and believed to have been designed in the Italianate style by Brunel around 1840 and later modified (1865-7). The applicant's heritage statement advises that the first floor is likely to have been added in the mid Twentieth Century. A significant proportion of the building (the single-storey west wing) was removed in 2012 to make way for the new Reading Station overbridge and gateline, immediately adjoining to the west. A further wing to the east was removed in the 1980s, making way for the Reading Station concourse building (still in use, the Brunel Arcade).
- 1.2 The building is an important Heritage Asset in the town centre and forms the central building to the newly renovated Southern Station Square and sits in between the 1980s Reading Station concourse building to the east and the new Reading Station gateline entrance to the west.
- 1.3 At present, the building performs a number of functions. The ground floor is the main bar, which is the Three Guineas pub itself, which includes kitchens serving pub food. Access to the pub itself is not currently possible via the station platforms. To the rear of the building (accessed from the station platform only), is a retail unit, within the building. The first floor mainly houses offices used by First GreatWestern and Network Rail, with a separate door accessed from a staircase at the western end of the building. Other rooms include storage for the retail unit. The building also contains an extensive basement area, which consists of a series of brick-vaults and concrete rooms, with a combination of dirt, flagstone and concrete flooring. These areas are partly used as keg stores, other ancillary storage associated with the pub or are unused. There are stairs between all levels at either end of the building.



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**THE THREE GUINEAS**  
**Location plan (not to scale)**



**2. PROPOSAL**

2.1 The proposal involves a major renovation of the building, precipitated by the pub operator. This involves a number of key elements:

- An internal re-fit of the pub, remodelling the bar and altering the kitchen layout, by providing an open 'display' kitchen
- Making use of the basement area by converting the storage/unused space into a cellar bar
- Removing various unsightly installations (fire escape stairs and handrails and refurbishment of the clock tower); and

- Updating the pub signage.

2.2 These applications have been submitted with the following supporting information:

- Heritage Statement
- A (disabled) access statement
- Schedule of Remedial Works to Central Clock Tower
- CGIs (to show location and appearance of proposed signage)

2.3 These applications have been submitted following pre-application advice for broadly similar proposals which were discussed with officers in 2015. Due to the townscape importance of the Heritage Asset and its importance at this gateway to central Reading, officers consider that these applications should be reported to the Planning Applications Committee.

### 3. PLANNING HISTORY

3.1 Relevant planning history is as follows:

100472	New northern and southern entrances, connecting overbridge, and platform canopies at Reading Station. Application for Prior Approval under Part 11 of the Town and Country Planning (General Permitted Development) order 1995.	Planning permission 20/10/10 and implemented
100520/LBC	Complete demolition of the single storey western range of the Reading General Station, together with the canopy along the front of the building and the platform 4 canopies attached to the rear of the building. New northern and southern entrances, connecting overbridge and platform canopies.	LBC granted 29/10/10 and implemented
151529/PREAPP	Internal remodelling including some removal of existing structure, and external works to define terrace area.	Advice supplied 12/10/15

### 4. CONSULTATIONS

(i) Statutory:

None.

(ii) Non-statutory:

RBC Transport Strategy does not object to the application, although advises that construction and demolition activities will require close liaison with the Highway Authority.

RBC Licensing anticipates that a licensing application will be submitted shortly and is concerned for the eventual use of the building which may be facilitated by the changes applied for in the application for Listed Building Consent. The use would appear to necessitate an alteration to the current Premises Licence and RBC

Licensing would not support proposals which would produce a nightclub-type facility next to the Station, as this would be contrary to the Council's Cumulative Impact Policy (CIP), which aims to restrict further extension of licensing hours for the sale of alcohol and entertainment unless the applicant can rebut the presumption of refusal contained within the policy and can demonstrate they can actively promote the licensing objectives to minimise crime and disorder and public nuisance. Advises that the current operator is currently in breach of a number of their current licensing conditions and any extended hours are unlikely to be supported. Also concerned for the plans which show extensive dining activity, particularly to the front of the building where dining seating may disrupt pedestrian flows.

**Berkshire Archaeology** does not object to the application as there are no changes that would have an archaeological implication, as the floor surfaces are going to be retained and covered. Asks if building recording will be carried out. *Officer comment: given the relatively undisturbed nature of the vaults and the link to Brunel, officers advise that a report including full photographic evidence recording the present vaults' condition should be provided and added to the County Historic Environment Record (HER). A condition can be included.*

**Reading Civic Society** generally supports the application, which will be of benefit to the fabric and character of the Listed Building. The general approach to signage is restrained and not intrusive and supports the removal of the present sign on the canopy. Questions the height and size of the top sign on the parapet, which from the CGI images, appears to obscure the clock tower. Also advises that the legend, 'Established 1860' is confusing, as this refers to the date of the building, not its use as a pub, which dates from the 1980s, when the main Reading Station concourse building was opened.

**CADRA (Caversham and District Residents Association)** considers that the listed building and its clock tower are important buildings in Reading, not least because they link the new station building to the original station and its history. Welcome works to improve the building and remove the ladder, railings and air conditioning units welcome. Also considers that the top sign obscures much of the height of the clock tower and significantly detracts from the impact of the tower. Any case, any sign on the pedimented parapet should be contained within the size of the parapet. Considers that the signage should be reviewed and other options pursued. The current first floor blinds are in poor condition. Other listed buildings have fitted new internal roller blinds with signage printed on the blind in the top half of the windows, which allows signs on the building itself to be much more limited and sometimes avoided completely.

Suggests discreet external lighting of the tower and upper building. With the loss of the other sections of the original station building, the remaining central section and its clock tower deserve prominence.

### (iii) Neighbour consultation

No neighbour letters were sent, but a site notice was displayed. No letters of representation have been received.

## 5. RELEVANT POLICY AND GUIDANCE

## National

National Planning Policy Framework (NPPF) (2012)  
Chapter 12: Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG): Conserving and Enhancing the Historic Environment

Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that Local Planning Authorities have regard to the desirability to preserve or enhance the special interest and setting of a Listed Building.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

Reading Borough LDF: Core Strategy (2008, amended 2015)

CS5 (Inclusive Access)  
CS33 (Protection and Enhancement of the Historic Environment)

Reading Borough LDF: Reading Central Area Action Plan (RCAAP) (2009)

Site is within the RC1d Policy Area: Station/River Major Opportunity Area  
RC5 (Design in the Centre)  
RC14 Public Realm)

Reading Borough LDF: Sites and Detailed Policies Document (2012, amended 2015)

SD1 (Presumption in Favour of Sustainable Development)  
DM22 (Advertisements)

## 6. APPRAISAL

6.1 The main issues raised by these applications are as follows:

- (i) Principle
- (ii) Physical works to the Listed Building
- (iii) Signage

### (i) Principle

6.2 Policy RC1d of the RCAAP (Station & interchange) states that, *“The listed station building should be retained and its setting enhanced. Areas of civic open space will be provided at the northern and southern entrances to the station.”*

6.3 As CADRA points out, the demolition of the western wing of the listed building to facilitate the construction of the western gateline was an unfortunate, but necessary consequence of the enhancement of Reading Station. There should now be a focus now on preservation of the remaining structure as far as possible and largely, this proposal provides this

opportunity and accords with Policy CS33. The existing uses (pub, offices and retail) are considered to be suitable uses to the Historic Asset. The section below will discuss the elements of the works in greater detail.

- 6.4 The building is considered to be relatively under-used, given that the building forms part of the principal arrival hub of the regional mainline station and is near to the terminus of all buses for the Greater Reading Area. Although the application does not involve a planning proposal of itself, it nevertheless represents a significant investment in the building and an augmentation of the leisure offer in the RCAAP's Central Core area, whose policies encourage the location of such facilities.

**(i) Physical works to the Listed Building**

Overall scope of works

- 6.5 The application includes a comprehensive heritage statement, which presents the history and evolution of the building and details the impact of each of the changes proposed. Each individual change will not be reported here, but general comments and the more important changes will be examined in terms of each floor and then the external works.

Ground floor

- 6.6 The ground floor is principally an open space, with remnants of the historic building layout visible here and there. Noticeable retained features are the windows, central columns and beams.
- 6.7 The ground floor would be remodelled, including replacing the bar and upgrading the accommodation generally, with various internal alterations. Most of the changes involve alterations to stud walling and other changes which are not part of the original fabric. A number of sections of studwork are to be removed, a condition should require details of making good to ensure retention and/or replacement of any architectural detailing including cornices/coving, dado rails, skirting boards, etc.
- 6.8 Replacement interior design will feature wall panelling to halfway up the wall, with traditional, yet contemporary design. There is an artist's impression of the interior design concept at the end of this report.
- 6.9 However, the extended kitchen area will require large holes to be introduced at high level for extract vents and the removal of a short section of original wall. Both are considered to be suitable adaptations. However, the 'display' cooking area currently shows a large boxed ventilation overhead system and this would be deep, coming below the top of the tall windows (which front the platform). This would be potentially bulky and intrusive. On the advice of officers and the Council's Conservation Consultant, the applicant is exploring more open, exposing venting arrangements. Current plans show that this bulky area has been reduced towards the interior of the building. However, the extract hoods themselves are sited towards the edge of the building and would be seen below the top of the windows from outside, but to address this, the applicant proposes that the windows be obscurely etched to minimise the impact of this. Subject to details of these arrangements being secured by

condition and favourable comments from the Conservation Consultant, this is considered to be a satisfactory solution.

- 6.10 Another area where additional information was requested was the method of forming openings in the ceiling to form the new ceiling hoists (dumb waiters) for the food coming from the first floor. These details have now been supplied and subject to confirmation from the Conservation Consultant, are considered to be acceptable.
- 6.11 Whilst officers have raised the question of whether the ground floor changes (which feature a heavy emphasis on food-related equipment and furniture) would amount to its use as a restaurant, the applicant has advised that this will remain as a pub with a pub food offer. In any event, any alteration to this would be separately covered under the licensing system.

#### First floor

- 6.12 The pre-application proposal involved using the first floor as a conference facility, but this element of the proposal has not been pursued. The works to the first floor are comparatively limited and involve a rationalisation of the present toilets and the introduction of a preparation kitchen (operationally linked to the ground floor via the hoist lifts). These works do not disrupt original walls and therefore the original layout of this floor, however, some studwork to be installed does bisect a north principal window and a cold-room insulation barrier will internally block another on the front. But both of these are minor, reversible fitments only and subject to additional details, are acceptable. Furthermore, the application has again confirmed that the windows affected will be subject to etching.

#### Basement

- 6.13 The existing cellar extends to almost the entire footprint of the building and is currently largely disused, apart from some minor ancillary pub storage. It features quite grand, curved elevated vaults. The proposal would convert this area into a large underground bar. This is a good opportunity to use this area and the brick arches and various steel and concrete structures would be retained and revealed. Use of the spaces is generally appropriate with regard to the layout of the arches. In relation to the works, the basement area will largely use the existing fabric and where walls are to be broken through, these tend to be modern blockwork walls only and were erected principally to create barrel stores and house pumping and electrical services.
- 6.14 The cellar is currently damp, having never been designed as part of the habitable part of the building and the application proposes a number of measures to deal with this. For the walls, there are three approaches. Where a modern hard 'Sika' render has already been applied (towards the western end of the cellar) this will remain, as removing it may inadvertently harm the building. Where there the tall, impressive brick arches and vaults are to be exposed, the bricks and mortar will be cleaned and left untreated with adequate ventilation. This will be of benefit to the fabric of the building and celebrate the character of these areas. The third approach (generally for use in the service areas, stores and toilets) is for a batten and dry-lining system, in order to insulate the walls, but will include a self-

draining membrane to allow any moisture to be expelled behind the plasterboard.

- 6.15 At the eastern end of the building, there are some intact utilitarian features, such as panelled doors, flagstone floors and the stone stairs. The stairs need to be adjusted for safe fire escape and will remain in situ, but with new timber risers and treads sensitively attached. An enlarged headroom is required, but the room required for this means cutting into a concrete ceiling (the entire ground floor appears to be concrete) so no harm is caused to the historic fabric. An original cupboard is to be knocked through at the foot of the stairs, but an in-built arch will be retained over. In this area, the original barrel-drop (currently in situ, but disused) will be re-opened. The stairs at the western end are a straight flight of original stone steps and will not be altered. There is a change in levels in the middle part of the basement where new timber stairs will be required. Floors would be screeded and also have a draining system to carry moisture away.
- 6.16 The basement currently features a mass of cables, wires, cable-trays, ducts, pipes and other equipment, some of it connected to the current pub use, much of it now apparently redundant. The heritage statement advises that this equipment would be rationalised and tidied. Generally, this is supportable and although it is accepted that a significant proportion of this equipment would need to remain, this is not going to be unacceptable in this 'industrial' basement area. Nonetheless, a general method statement for this rationalisation should be submitted and a condition is recommended.
- 6.17 Whilst there is no in principle concern for the use of this area, officers have raised concerns with the applicant that on plan, the layout looks to be producing a separate planning unit, as a bar or possibly a nightclub. The plans show a separate greeting area in the new ground floor lobby and the cellar area having its own manned cloakrooms, toilets, bar, dancefloor, band area, seating booths and VIP area. However, this largely will depend on how this area operates and if this area is subsequently operated as a separate bar/club, the Local Planning Authority will need to decide if this is acceptable or if a retrospective planning application is required. An informative is recommended to remind the applicant of this.

#### External

- 6.18 The application also proposes a number of works of renovation to the building as part of the refurbishment project. The clocktower is in need of renovation and redecoration. The owner, Network Rail, has prepared a schedule of remedial works and although these appear comprehensive, the advice of the Conservation Consultant shall be sought on this and a detailed inspection needs to take place. An amenity society has suggested lighting of the clocktower. The applicant has responded to this by advising that the refurbishment of the clock faces will include new glass and each of the four clocks are internally lit. The applicant advises that this was the original way the clocktower was seen (the clocks would have been lit by gas lamps) and that exterior lighting of the tower itself would detract from the clock faces. Officers agree with the applicant's response. Other improvements include removing redundant access railings and ladders and air conditioning units. These improvements need to be delivered as part of these works,

however, and officers suggest that this is carried out before the basement bar comes into operation, via a condition. Additionally, no information is supplied regarding any additional air conditioning units and for clarity, an informative should advise that no further units are permitted by any consent granted.

### Conclusions

6.19 Overall, whilst an extensive set of proposals, the coverage of details by the application is generally very good and offers sufficient comfort that the works will be suitable in terms of the fabric, special interest and setting/views of the Listed Building and will preserve this important and high-profile Heritage Asset. The application for consent is considered to comply with Policy CS33.

#### (ii) Signage

6.20 A separate application is made for advertisement consent. The relevant factors to consider are effects on amenity and public safety.

6.21 The application proposes a completely new set of signs and associated lamps, and plans are shown at the end of this report. All installations affect the southern elevation only. At present, the principal signage is a long, upstanding sign on the frontal canopy and the under-canopy area lit by modern, rectangular halogen-type downlighters and seating delineated by canvas barriers. Various temporary signage is known to be used.

6.22 The application proposes a series of signs. The principal replacement sign was to have been a large panelled sign affixed to the parapet upstand on the roof of the building and both officers and amenity societies were concerned that this sign was too bulky. The applicant has now chosen a much more restrained solution, that of sign-painting the parapet upstand itself. This is considered to be a far more traditional solution and is welcomed. To confirm this, a condition is recommended.

6.23 Other signage is considered to also be relatively restrained. On the first floor, two small brewery plaques are proposed on either end of the building and a new brass logo sign in the centre (this is to be back-lit). Under the canopy, discreet internally-lit hanging signs indicate 'wines', 'ales' and 'food' would be introduced. These have been designed in a style similar to traditional station signs. Antique brass-style lanterns will replace the halogen lamps, which are more reminiscent of a Victorian station. Generally, the signage appears in-keeping and in proportion and sympathetic to the style of the building. Given the small size and arrangement of the signage, this is not considered to represent clutter.

6.24 All of the above signs also provide symmetry to the building, which is considered to be important to the character of the building. However, there is one additional sign which does not comply with this symmetry and this is an internally lit 'firefly' logo, 1.5 metres long, to be situated over the left hand (new lobby) entrance. There is no message to this sign, although officers assume that its purpose is to separately attract customers to the basement bar area. However, it is located under the canopy and is an attractive sign and on balance, it is considered to be an acceptable addition

to the building and will not cause harm to amenity/safety or to the character of the Listed Building itself.

- 6.25 These signs are considered to be suitable in terms of public amenity and no concerns are raised in terms of public safety (pedestrian obstruction, CCTV operation, etc.) and accordingly are considered to be suitable in terms of Policy DM22. Although not specifically applied for as part of the Listed Building Consent application, officers are satisfied that they are also suitable in terms of the character of the Listed Building.

### Other matters

#### Construction impacts

- 6.26 The construction logistics involved with these works are not strictly controllable via the consents applied for, but given the location of the site and the amount of material to be removed and supplied, close liaison will be required with the Highway Authority. The applicant has been encouraged to consider these matters early and any response will be reported to your meeting.

#### Disabled access and the Equalities Act

- 6.27 The ground floor is generally accessible, although there is a raised area in part of the bar. The basement bar area will be very difficult for disabled people to access. The stairs for the public at the western end are the original stone steps. No lift is proposed and no stairlift would be possible without widening the stairs. The staff stairs at the eastern end are the original stone steps, but are proposed to be modified to comply with the Building Regulations. The access statement does not propose that disabled access should be improved via lifts, etc. as the intervention into the fabric of the Listed Building would be too great and this is considered to be unjustified. In any event, disabled access considerations are not relevant to the LBC application: if this were a planning issue, officers may wish to consider this in more detail before agreeing that disabled access is not possible. Two related points should therefore be noted. The first is that providing that the lower bar is part of the pub operation upstairs (i.e. it remains the same 'planning unit'), officers are generally content that the services offered on the ground floor are similar to those in the lower bar. However, were this to be found not to be the case, adequacy of disabled access is likely to be an area of concern to officers.
- 6.28 In determining these applications, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to these proposals. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development. However, the applicant should ensure that they comply fully with Part M of the Building Regulations.

### Extension to pavement seating area

- 6.29 The plans indicate updated mobile seating area with removable planters, which is an extended area which currently exists outside the front of the pub. Whilst this area is outside the red line area of the LBC application site, the land is not part of the Public Highway and is owned by Network Rail. As such, the use of their land for any railway-related activities (such as seating areas related to food and drink establishments as part of the station) is not considered to require planning permission. Nevertheless, the extension to the outdoor seating/terrace area has been discussed with the Council's Transport Manager. The westerly part of the extension would be sited near the Station Entrance westerly gateline and interrupt a pedestrian desire-line with high footfall, between the gateline and Brunel Arcade. This is considered to be inadvisable for public safety reasons and the Transport Manager is discussing this issue directly with Network Rail. The Update report will provide further guidance on this matter.

## 7. CONCLUSION

- 7.1 The heritage statement states that the purpose of the works is to make better use of the building for rail passengers, but this is curious, as the pub use is disconnected from the station and has been since the introduction of the ticket barriers, roughly ten years ago. This is considered to be a commercially-driven enhancement of the pub offer at the premises, which is not of concern.
- 7.2 These applications are a scaled-down version of proposals seen at pre-application stage, where officers advised that the proposals also required planning permission, due to the changes of use of the building. The proposals before you now do not require planning permission, however, an informative should remind the applicant/operator that any mutation of uses may trigger the submission of a retrospective planning application.
- 7.3 Notwithstanding the above, the physical alterations themselves are in general well-considered and these proposals are suitable in terms of the long-term preservation of the building in a suitable use. Other refurbishments are an important beneficial aspect of the proposals and are welcomed. The signage is generally considered to be sensitive to the character of the building.
- 7.4 For the above reasons, officers recommend the granting of these consents.

Case Officer: Richard Eatough

Plans:

LBC:

8202/104C Proposed Basement (received 12/5/16)

8202/105D Ground Floor As Proposed (received 12/5/16)

8202/106B First Floor As Proposed (received 12/5/16)

Advertisement Consent:

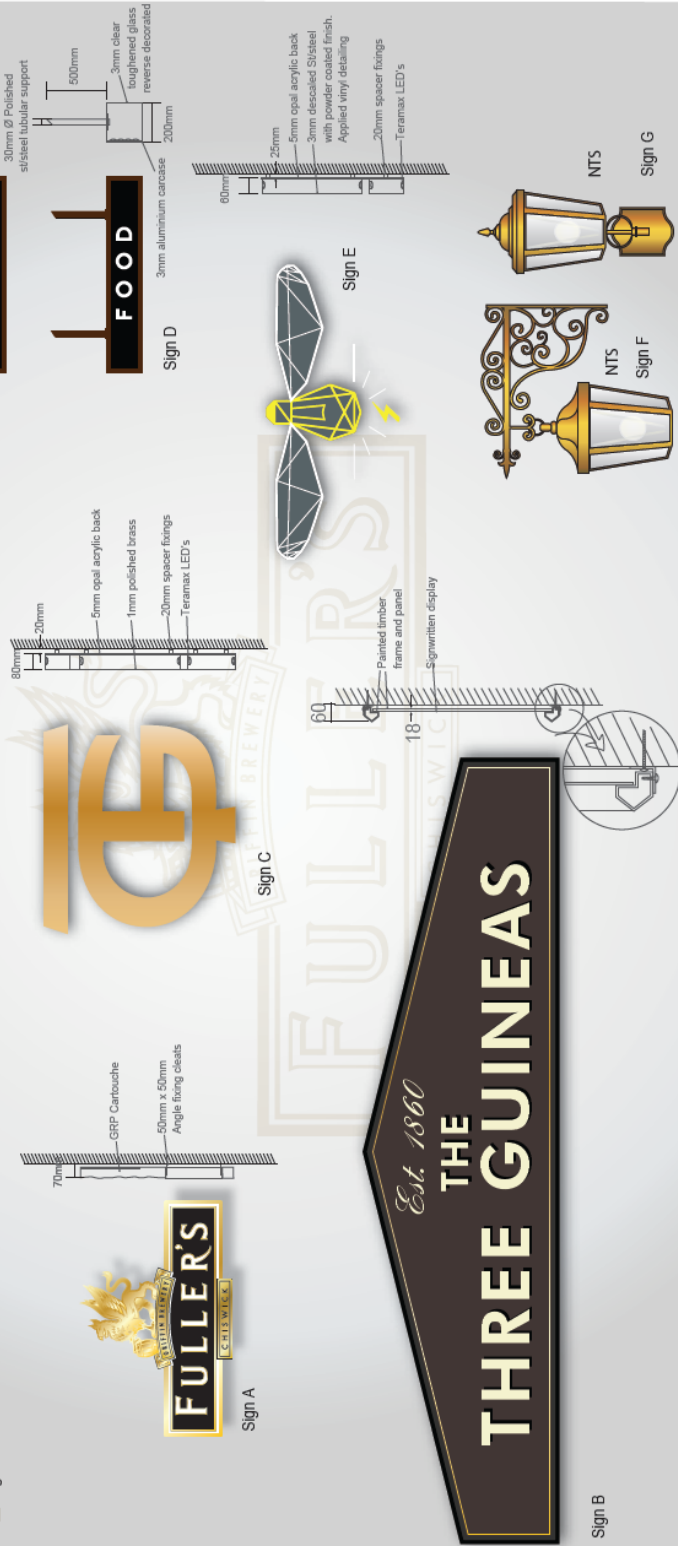
23635PL01 Issue 3 page 1 of 5 Signage colour [hand-painted sign]

23635PL01 Issue 2 page 2 of 5: Signage Specifications for signs A-G [Sign B not approved]

23635PL01 Issue 2 page 3 of 5: Proposed Signage [photomontage]

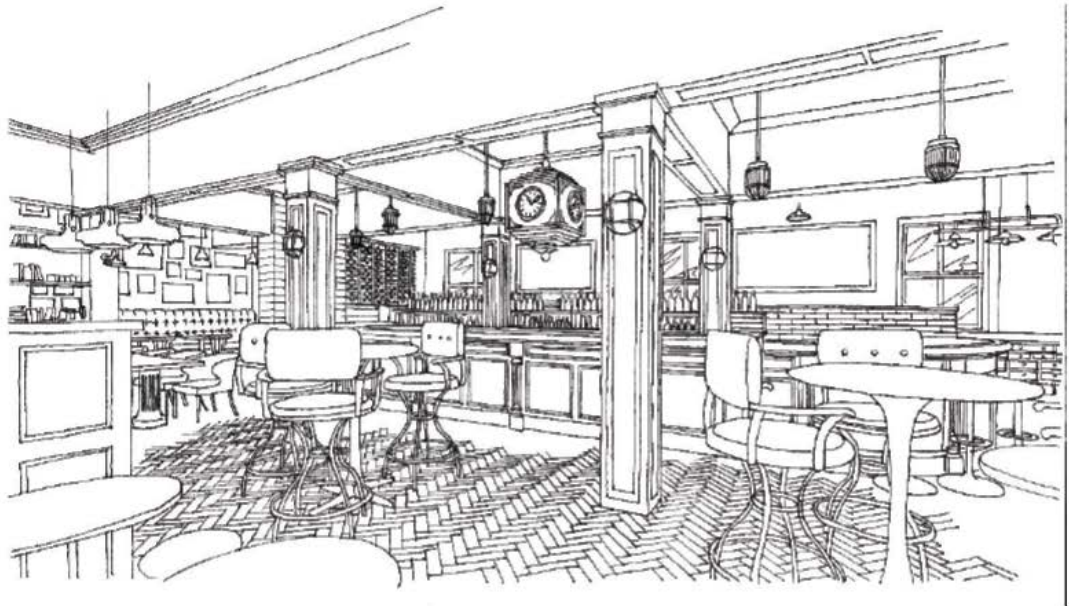
**SIGNAGE SPECIFICATIONS**

- Sign A - 2 off 1250mm black and gold cartouches
- Sign B - 1 off painted timber fascia board mounted to existing stone shaped pediment. 4000mm x 1000mm oval height.
- Sign C - 1 off 975mm high built up brass motif with 60mm returns to centre of first floor.
- Sign D - 3 off single sided light boxes 995mm x 180mm, suspended from existing canopy beams. 300mm long suspension arms and trim all finished RAL8011
- Sign E - 1 off halo illuminated "firefly" logo over far LHS entrance. 1500mm wide.
- Sign F - 5 off antique brass lanterns suspended from canopy beams on new ornate brackets
- Sign G - 2 off wall mounted brass lanterns



<b>Client</b>	Fullero	<b>Signage Colours</b>	NTS	<b>Created</b>	18-12-16	<b>MR.</b>	28886PLOT
<b>Project</b>	The Three Guineas	<b>Building Colours</b>	NTS	<b>Designer</b>	KLY	<b>Issue</b>	2
<b>Address</b>	Reading	<b>Typface</b>	Futura HV BT / Greil BK BT	<b>Approved</b>	J Feedback	<b>Page</b>	2 of 6
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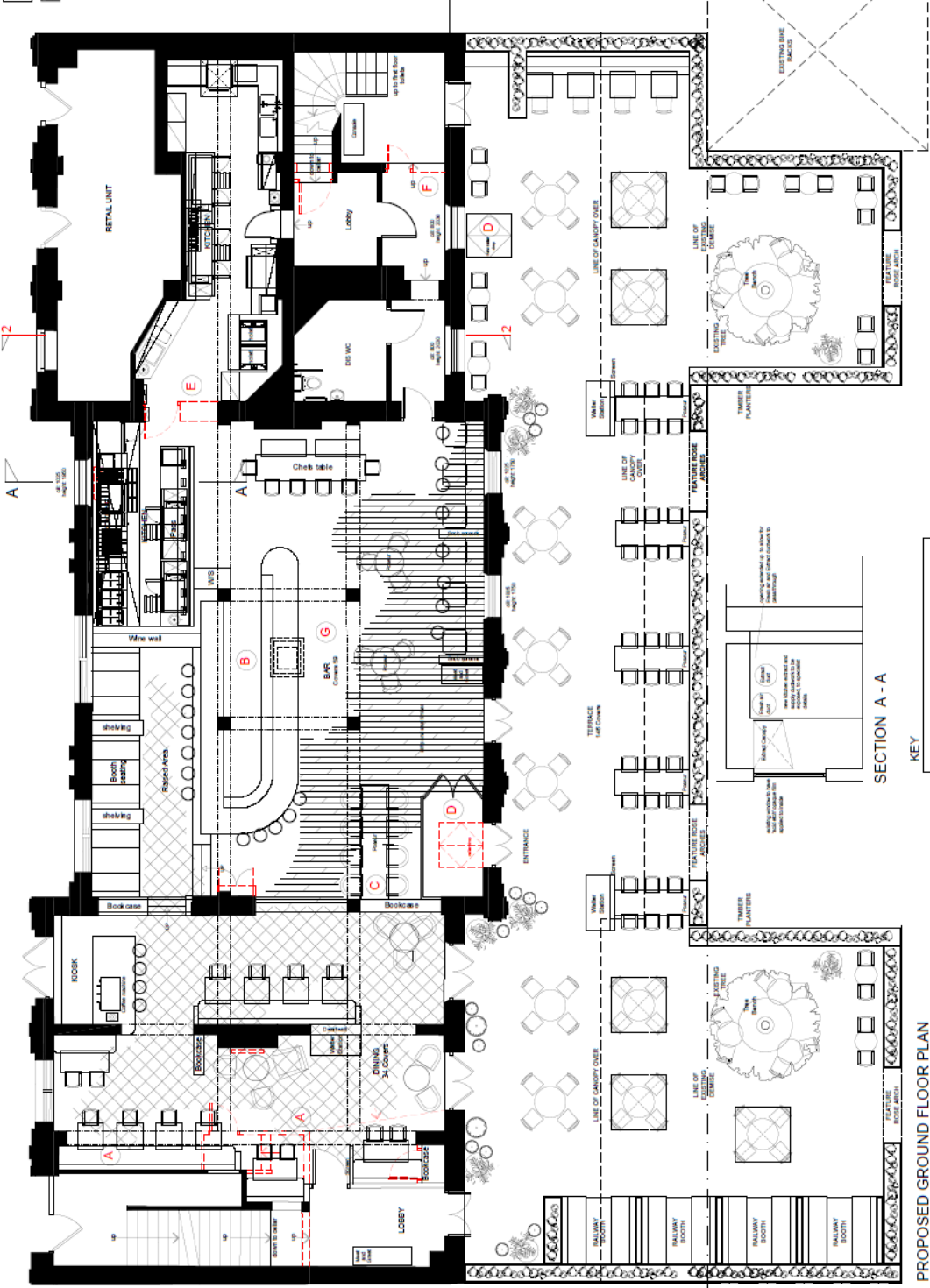


**APPENDIX 5: Artists visuals of proposed interior treatment**



Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be reported to the architect.

NO	DATE	DESCRIPTION	BY	CHKD
A	14/02/17	Updated as per E201 drawings	LSB	LSB
B	24/02/18	Updated as per E201 drawings	KJB	KJB
C	17/03/18	Updated as per E201 drawings	KJB	KJB
D	12/05/18	Section A-A updated	KJB	KJB



SECTION A - A

KEY  
 (P) REFERENCE TO ITEM OF WORK DESCRIBED IN HERITAGE STATEMENT



PROPOSED GROUND FLOOR PLAN

THIS DRAWING IS BASED ON DRAWINGS AND/OR PHOTOS OF THE EXISTING BUILDING AND ITS INTERIORS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND VISUAL RECORDS OF THE EXISTING BUILDING AND ITS INTERIORS.

**LAP**  
 ARCHITECTS • 100 NEW BOND STREET, LONDON, W1D 7TU  
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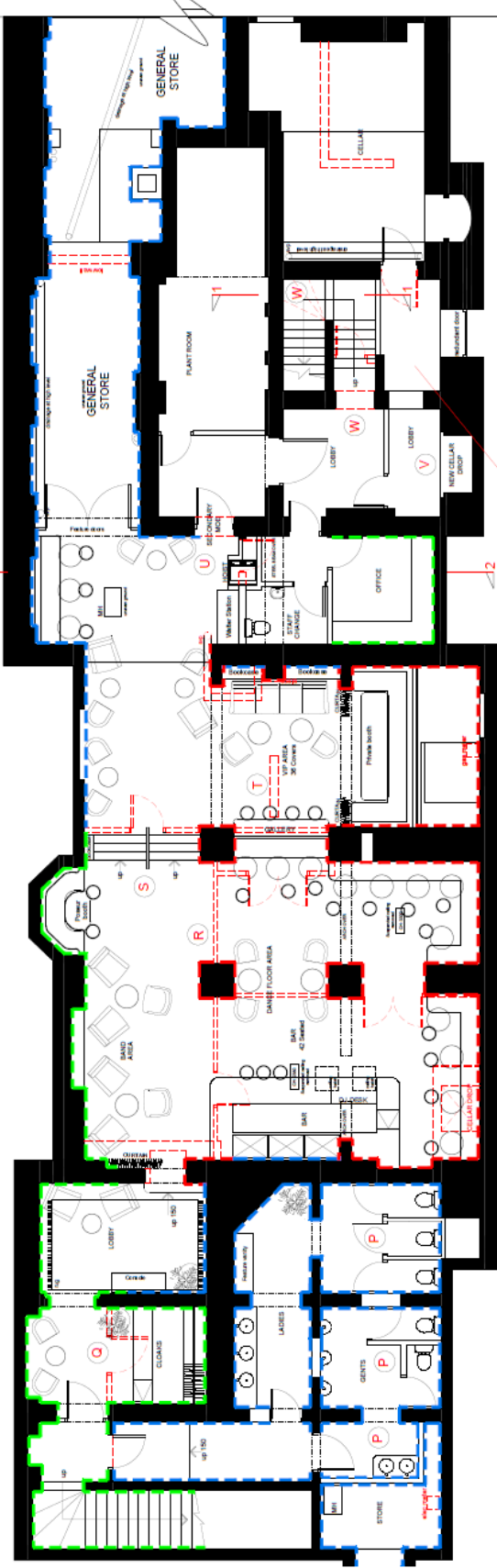
The Three Guineas  
 Station Approach  
 Reading, RG1 1LY  
 Network rail

Ground Floor Plan as Proposed  
 showing references to  
 Heritage Statement

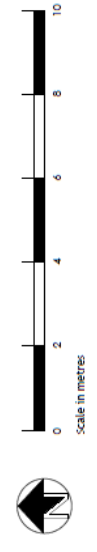
Project No.	8202/105
Scale	1:250 A1, 1:100 A2
Date	12/05/18

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

NO	DATE	DESCRIPTION	BY	CHKD
1	10/01/18	Issued for tender	AW	AW
2	10/01/18	Issued as final design stage	AW	AW

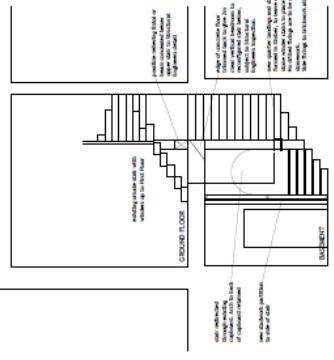


PROPOSED BASEMENT PLAN



**KEY**

- - - - - (Red dashed line) EXISTING BRICKWORK TO BE CLEANED AND LEFT OPEN TO ALLOW MOISTURE TO DISPERSE ANY INHERENT MOISTURE
- - - - - (Green dashed line) AREAS OF WALL WITH EXISTING SKIN RENDERING
- - - - - (Blue dashed line) EXISTING WALLS TO BE LINED WITH CAVITY DRAIN SYSTEM AND ON SYSTEM END TO BE LINED WITH SYSTEM DRY LINE WALL SYSTEM OVER
- (P) BASEMENT FLOORS TO GENERALLY HAVE DRAIN SYSTEMS WITH DRAINAGE SUMP, SOWED AND FLOORS TO BE OVER
- (P) REFERENCE TO SETS OF WORK DESCRIBED IN HERITAGE STATEMENT



SECTION 1 - 1  
DETAIL OF ALTERATIONS TO BASEMENT STAIR  
As under item W-5.37 of Heritage Statement

Existing zones that pertain to this floor printing to be 'locked' over 100

C:\202518 Section 1-1.dwg, Date on screen: 10/01/18  
sheet: 1/2

**LAP**  
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WWW.HISTORICBUILDINGS.CO.UK

The Three Guineas  
Station Approach  
Reading, RG1 1LY  
Network Rail

Basement Plan as Proposed  
Including References to  
Heritage Statement

PROJECT NO	8202/104
DATE	10/01/18
SCALE	1:100
PROJECT	CLAPHAM
CLIENT	NR
DESIGNER	AW
CHECKED	AW