

15-035-360
2 Bedford Road, Reading,
Berkshire RG1 7HS
(Appeal APP/E0345/W/18/3209051)

Condition 04: External Materials

Revision *: 20-05-22

Issued for approval



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The submission Design + Access Statement noted that the final choice of external materials would be customarily subject to a condition of approval, but that the external materials, details and finishes were put forward at that stage in order to assist the understanding of how the proposals were designed.

The range of proposed materials and details is a relatively small, closed palette, which had been led by the discussions with and response from the Design Review Panel early in the development stage of the design.

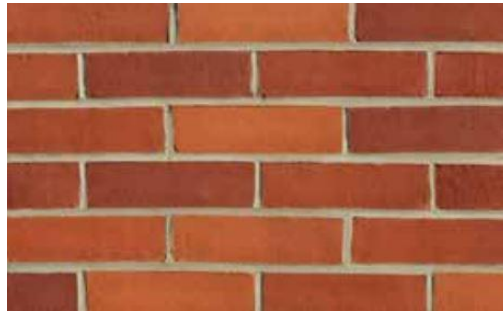
At that time the philosophy of the design was that it was not appropriate to simply copy the features of the older buildings extant within the context but allow them to lead and inform the design. The intention was not that the new design should be indistinguishable from the older parts of the context, but that the relationship between them should be comfortable and positive.

In the matrix below, materials and product specifications are proposed, and shown in a similar context as far as possible.

1

External walls:

1.1 Facing brickwork

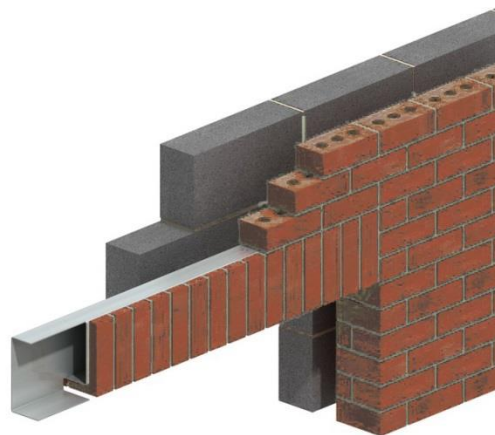


Ibstock Swanage Red Blend D
(as approved for the application
to extend the adjacent retailing
use)

Size: 102 x 65 x 215 mm on face /
102 x 75 x 225 coursing size

Colour : red blend as shown with
natural mortar to match the
existing pointing of the adjacent
retail use.

1.2 Heads and jambs of openings



Ibstock Ancon Nexus lintels,
which landmark the head of the
opening with a soldier course and
allow the glazing to be setback
deep in to the reveal, with a
brickwork soffit over.

1.3 Re-constituted stone copings



Reconstituted or 'cast stone' is a
generic building material which
can be readily produced to
bespoke dimensions. The
'sandstone' body colour, shown
below, has sufficient depth of
hue to retain its appearance in
either strong sunlight or after
weathering.

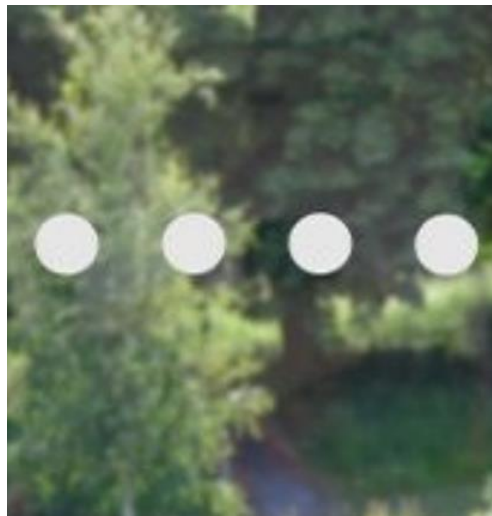
1.4 Shopfront glazing + external doors



Schuco curtain wall system
FW50+ SG
(as approved for the application
to extend the adjacent retailing
use)

Colour : RAL 9007 Grey
Aluminium.

1.5 Manifestation



Manifestation will be provided to
doors and full height glazing in
two lines; at 1500 mm above
floor level and at 900 mm above
floor level.

Size: 50 mm diameter at 100 mm
centres

Colour: translucent film

1.5 Windows



RAL 7012
Basalt Grey

The AliVU system manufactured
by Senior Systems is chosen on
the basis of its thin sight lines.

Colour : RAL 9007 Grey
Aluminium (as approved for the
application to extend the
adjacent retailing use)

2 Pitched Roof

2.1 Roof covering-pitched roof

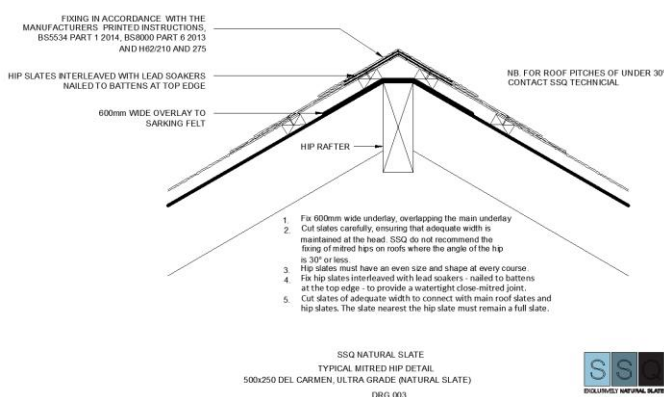


SSQ – Del Prado hand split natural slate

Size : 450 x 250 mm (which is the equivalent of the traditional Countess size), with 55 mm head lap, in even courses.

Colour : Natural and light fast dark blue dark grey colour.

2.2 Roof Hip



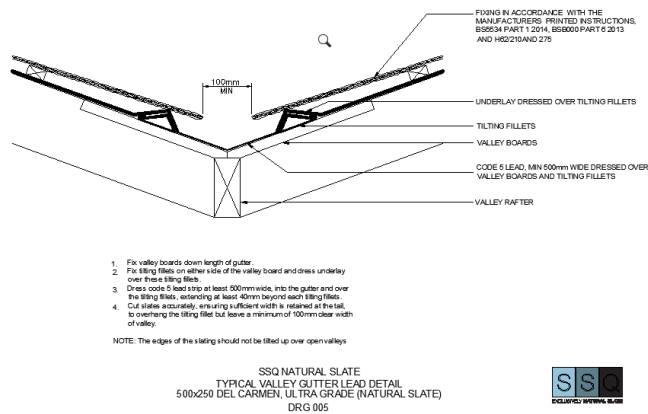
This drawing shows the slate producer's standard detail for mitred hips.

The photograph below shows the Del Prado slate in context of that detail.

Mitred hips require a higher skill level than ridge tiles but are visually a much crisper detail.



2.3 Roof Valley



Lead sheet is a generic building material which is commonly used for the linings of valley gutters etc.

This drawing shows the slate producer's standard detail for a valley gutter with a leadwork lining.

The photograph below shows the Del Prado slate in context of that detail.



Leadwork exposed to daylight will be protected with a smear coat of patination oil.

2.4 Mono pitch ridge



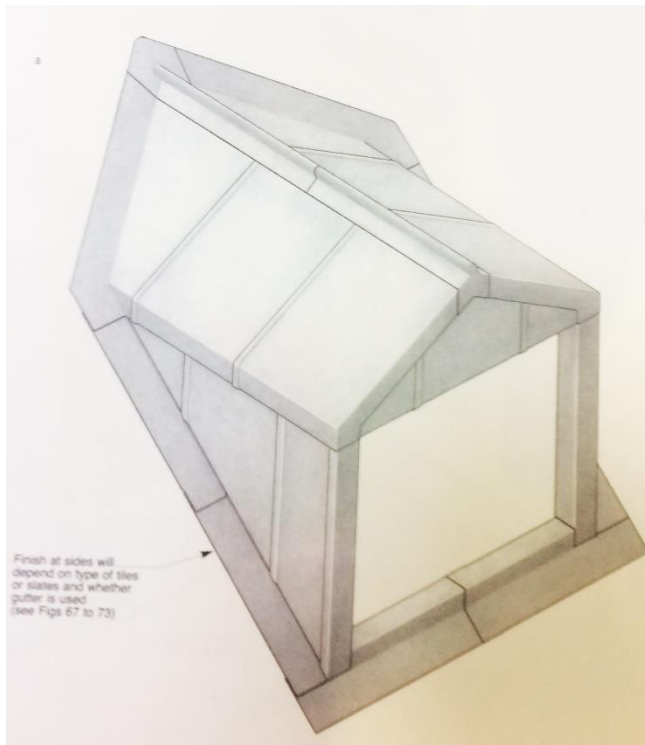
Wienerberger Multi Angle
Mono Ridge

Colour – “Antique Slate”

Size 457 x 302 x 177 mm



2.5 Dormer cheek and roof



Lead sheet is a generic building material which is commonly used on the external faces of traditional dormer jambs and roofs.

This drawing shows a rolled ridge and weltd joints to flat surfaces of the roof and jambs.

Leadwork exposed to daylight will be protected with a smear coat of patination oil.

3 Low pitch roofs

3.1 Roof covering – low pitch roof



Polyroof Protec proprietary glass reinforced polyester roof membrane.

3.2 Roof windows



Velux CFU-25Q100100

Size: 1000 x 1000
Colour: Grey colour coated facing + clear glass

4 Landscape

4.1 Background paving



Background paving:

Marshall Saxon
Size : 600 x 600 x 50 mm
Colour : Buff

4.2 Feature paving



Margins and sub-divisions:

Marshall Tegular concrete block
paving setts
Colour : Traditional
Sizes : mixed from 320 x 240
mm to 160 x 120 mm

4.3 Cycle stands



Sheffield bicycle stand
manufactured by Broxap.

Size : 715 wide x 80 high overall
x 48 mm diameter.
Colour ; satin stainless finish.

Appendices:

Proprietary information is attached in respect of:

Ibstock Swanage facing bricks
Ancon Nexus lintel
Schuco FW50+ SG curtain wall
Senior Systems AliVU windows
SSQ Del Prado hand split natural slate
Wienerberger Multi Angle Mono Ridge
Polyroof Protect – low pitch roof membrane
Velux CFU -25Q100100 low profile roof window
Marshall Saxon – concrete paviour
Marshall Tegular - concrete block paving setts
Broxap – Sheffield style bicycle stand

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