

**11 – 12 Market Place
Reading
RG1 2EG**

Proposed Extensions
to provide additional Class E Office Space
External Alterations for Window Upgrades.

Materials Specification

March 2022

Updated 31st March 2022



Danks Badnell Architects Ltd.

1.0 INTRODUCTION

- 1.01 **This Statement** – Danks Badnell Architects. Ltd have prepared this Supporting Statemen to confirm the materials to be utilised in the project, to accompany a Full Planning Application for Fourth Floor Extensions to the existing building, and external changes including enlarged windows, and rooflights,

This document confirms the following details;

- A) Fourth Floor Extension Details;
- B) Window/Door Details;
- C) Rooflights;
- D) External Balcony.

- 1.01 The Existing Building.** The existing building is pictured below, and has a mix of Buff and Brown brickwork, with the existing windows being dark brown / black.



Photograph of the front of the existing building, - the fourth floor is not visible.



View looking east across Market Place



2 DESIGN PROPOSALS

2.01 Design.

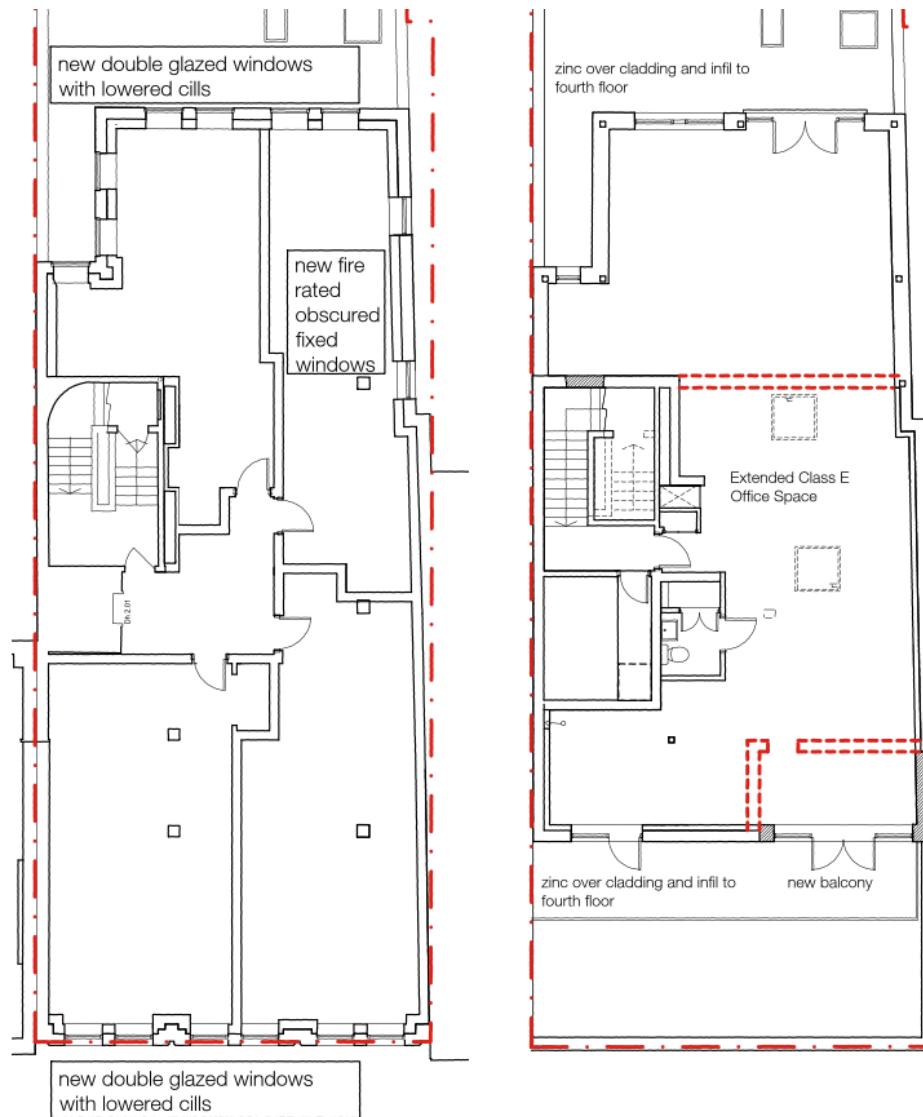
The proposals include the following extensions and alterations;

- Infilling of the front inset and re-cladding of the fourth floor fronting Market Place
- Rear extension to the fourth floor on the line of the existing built form
- Replacement double glazing to all windows, with the majority having lower cills to increase daylighting to both front and rear elevations.
- Installation of new rooflights to the rear of the first floor to replace / relocate existing
- Replacement of existing glazed screen to the first floor lightwell.

The above will create further Class E office floor space.



Proposed Plans



Proposed Third and Fourth Floor Plans



Proposed Front Elevation

The fourth floor extensions will be formed in zinc with existing front walls being clad in zinc to match. The plant above will not be visible from the streetscene as demonstrated below.

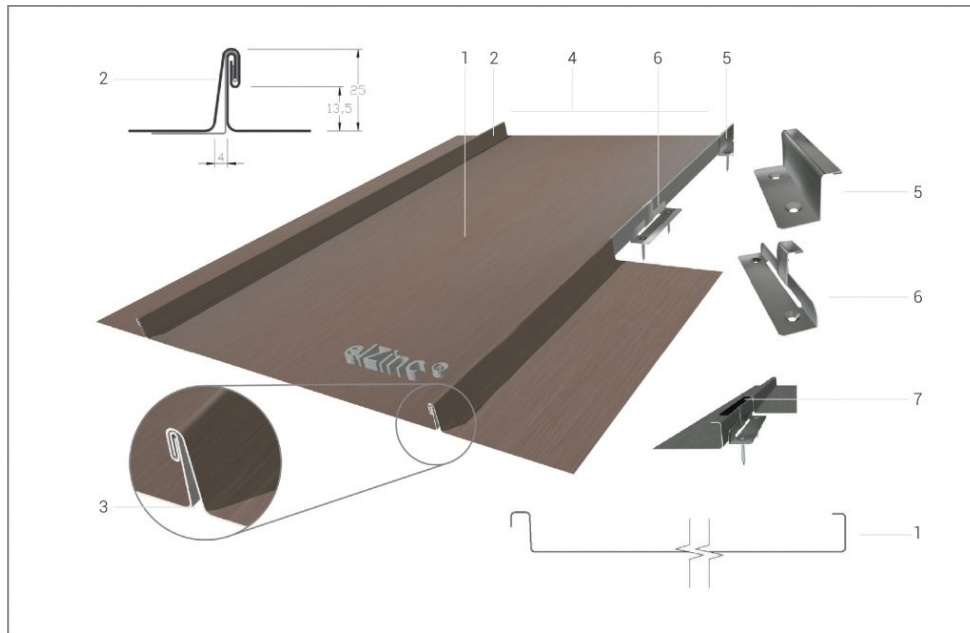
3 MATERIALS

3.01 Fourth Floor Extension Details

The visible material is the cladding to the fourth floor roof, during the discussion with the Conservation officer, Bruce Edgar, a bronze / brown colour was suggested.

Zinc Cladding – Standing seam zinc cladding - El Zinc Rainbow Marron / brown.

The zinc will be stand seam zinc cladding as shown on the photograph below and the sample attached, at 600mm centres with a double lock standing seam.



1. elZinc® Standing seam roofing tray, nominal max. length 10m.
2. Standing seam joint (normally follow line of maximum pitch)
3. Expansion gap at seam base
4. Seam centres dimension. Normally from 430 to 600mm
5. Stainless steel 'fixed' clip – anchors the tray in position
6. Stainless steel 'sliding' clip – allows longitudinal expansion
7. Self-expanding sealing strip for roofs pitched under 7°

"It is rolled titanium zinc which complies with the European standard UNE-EN 988. **elZinc Rainbow®** is achieved by applying mineral pigments to our pre-treated zinc. The 35µm organic coating is a very attractive and durable finish that provides additional protection against corrosion. Its subtle, versatile shades are suitable for all types of architecture, opening up exciting opportunities for designers. The shimmering, iridescent effects of elZinc Rainbow® combine modernity and tradition, to be enjoyed by all. Like all **elZinc® products**, the **elZinc Rainbow®** range ensures high quality, lasting results."

Brochure attached.

Roof – Parapet roof with single ply membrane with powder coated cappings to match the zinc



3.02 Window/Door Details

The existing windows are dark brown / black powder coated aluminium. The new windows will also be powder coated aluminium to Ral 7016 and will have the following specification.

Generally the windows will be a 60T Aluminium System by LorenzoLine, with a 60mm frame profile, with a tilt and turn opening casement or a 35mm standard casement depending on location, with a short cill projection to match existing, as shown below and on the attached drawing, 21/28/35 Window Details.

The main entrance doors will be retained.

**Glazing Requirements**

Low E Glass with a G value of 0.46 reducing the solar gain line with BREEAM requirements.

The Front Windows are required to have an Rw 32 db reduction – no trickle vents proposed.

The Rear Windows are required to be < Rw 28 db reduction – no trickle vents proposed.

3.03 Rooflights

Velux Flat Roof Dome for bedrooms and living spaces, with mechanically opening, with and integrated blind. Data sheet attached

**Velux Smoke Vent Dome**

For the communal corridors where Automatic Opening Vents are shown. Data sheet attached



3.04 External Balcony

Powder Coated Metal Balustrading 1200mm high, square shaped balustrade at 100mm centres, powder coated to match the Ral colour for the windows of ral 7016 Anthracite grey.

Photograph below of Handrail Design's laser cut steel balustrade, with their GRID upright and round handrail. Details attached.

