

49a-51b George Street
READING RG1 7NP

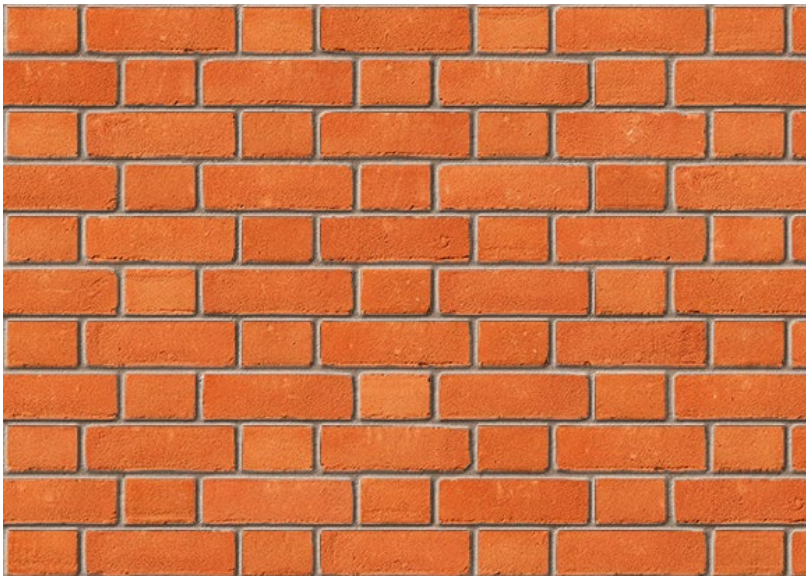
MATERIALS SPECIFICATION

The following materials specified in this presentation
are proposed finishes in respect to discharging condition 3
of full planning approval - 191144



MATERIALS SPECIFICATION

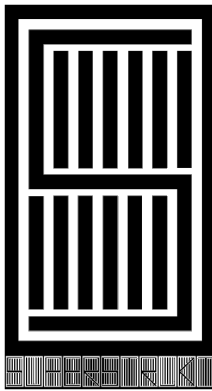
Brickwork



Existing Flemish Bond brickwork will be demolished where applicable and cleaned up on site and re-used in the proposed development works.

Following a consultation with Ibstock they have recommended Berkshire Orange Stock brickwork with a sandface to apply the closest match possible to the exg bricks found on site.

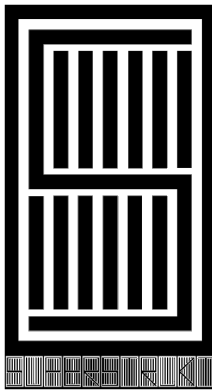
These will be laid in Flemish bond, with a medium grey Mortar setting with a trowelled valley mortar profile



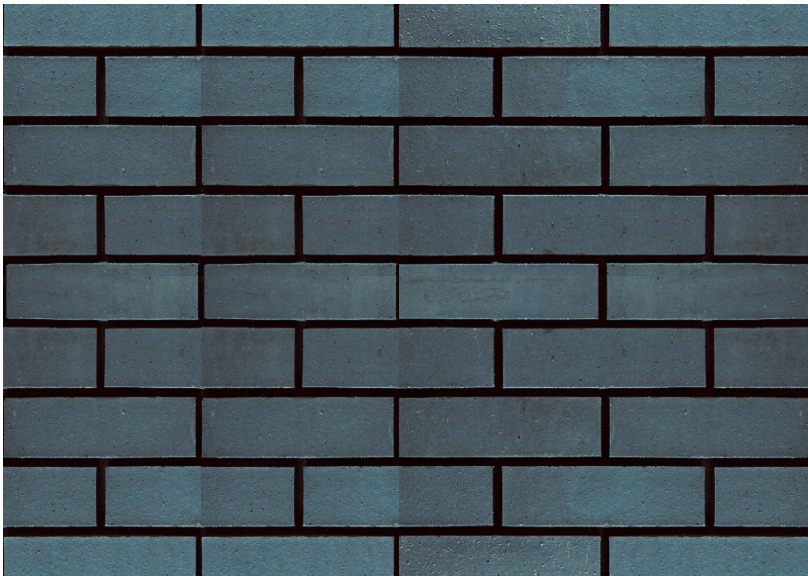
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MATERIALS SPECIFICATION

DPC Brickwork



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Existing Stretcher bond, black engineering brickwork will be used to set a precedent for the use of -

Ibstock Class B Blue Perforated Engineering Brick with a wire cut face up to DPC level

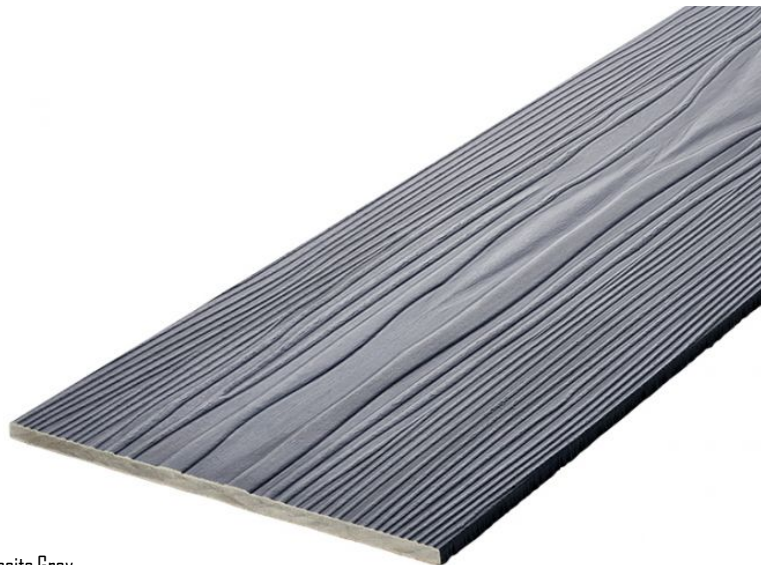
These will be laid in a stretcher bond, with a black / dark grey Mortar setting with a trowelled valley mortar profile

MATERIALS SPECIFICATION

Fibre cement wall cladding and feature panels

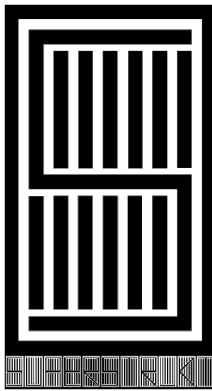


Timer Bark brown



Anthracite Grey

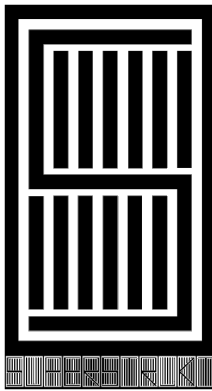
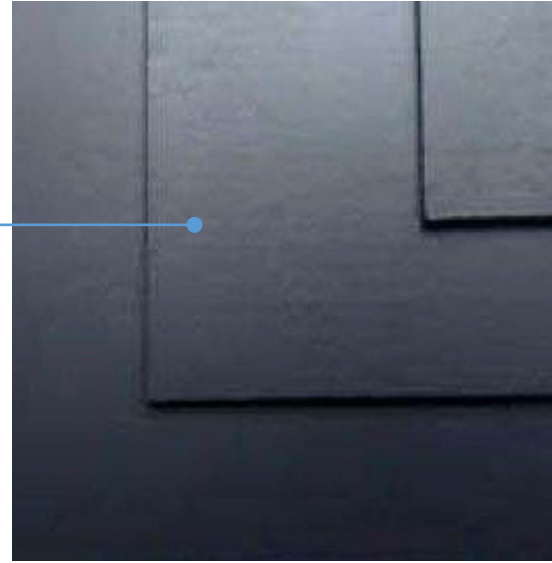
Fibre cement wall cladding and feature panels will be utilised in feature locations within the build. These will be specified in a Anthracite Grey finish and a wood-like aesthetic in Timer Bark brown on the street facing elevation. Fibre Cement Boards, unlike timber, are not susceptible to rot, mould or pests. They are also inert and so are non combustible.



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MATERIALS SPECIFICATION

Roof Tiles



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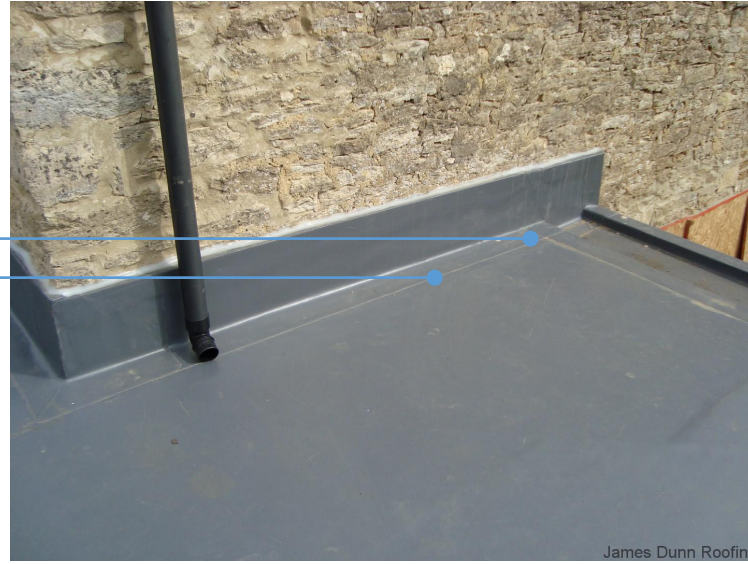


Existing tiles will be removed from the rear racing roof and re-used where required to retain the existing look and tile type on the street facing façade.

New Fibre cement roof tiles will be used where new pitched roofing is required on the rear facade. These will be a blue/black colour, smooth faced, man made fibre cement tiles, dimensionally and coloured to be as close to the existing tiles as possible.

MATERIALS SPECIFICATION

Flat roof membrane and soffit/coping/gutters



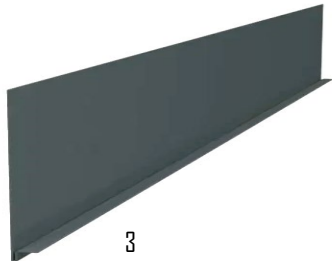
James Dunn Roofing



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2



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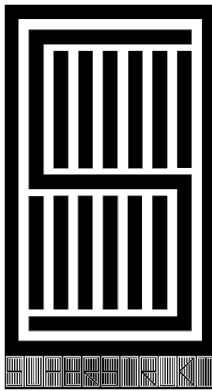


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A single Ply membrane will be used for all flat roofs in a anthracite grey finish

Roof detailing and rainwater goods will consist of -

- 1 - Half Round PVC guttering in anthracite grey
- 2 - Alumasc Skyline - Aluminium Wall Copings in anthracite grey
- 3 - Alumasc Skyline - Aluminium SAFE-Q2 Fascia Boards in anthracite grey
- 4 - Alumasc Skyline - Aluminium Profiled Soffit Boards in anthracite grey



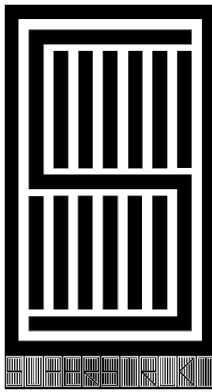
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MATERIALS SPECIFICATION

Roof lights



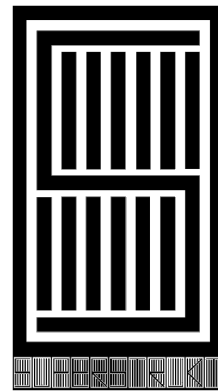
Anthracite grey framed roof lights will be utilised throughout the build on both pitched roofs and flat roofs. Exact glazing specification will be location dependent and subject to specialist input or planning restrictions on opaque or clear glazing.



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MATERIALS SPECIFICATION

Doors



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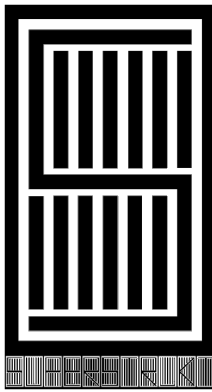


Modern Anthracite grey UPVC doors and frame with vision panel, window over, numbering and letter box will be installed to the street facing façade differentiating the private access off the footpath from the common access centred in the archway.

Within the courtyard the new build apartments will have a majority glazed entrance door with anthracite grey surround and framework with number,

MATERIALS SPECIFICATION

Windows



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Anthracite Grey framed windows with top hung openable light will be utilised throughout the refurbishment of the terraced houses matching the style and type of the neighbouring homes. Exact glazing specification will be location dependent and subject to specialist input or planning restrictions on opaque or clear glazing.

The new build apartments will utilise Anthracite Grey framed windows and byfold / French doors where applicable