

Application Number: 190609
Location: 10 Buxton Avenue, Reading, RG4 7BU

Discharge of Conditions

Condition 2 States:

"No development (barring demolition works) shall take place until details of the materials to be used in the construction of the external surfaces of the development including all timber cladding, external fixtures, fittings and window frames have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: in the interests of the visual appearance of the building and the area in accordance with Policy CS7."

Details Of Materials To Be Used On External Surfaces

1. Timber Cladding

1.1 The primary facing material to the side extension's street frontage, western elevation and courtyard facing elevation is vertical timber cladding. This also continues around the parapet and canopy edge of the rear extension, facing onto the rear garden and the neighbouring side access passages at high-level. It is to be formed from high-quality Siberian Larch fins with a grey stain finish over blacked-out battens and substrate, to create a regular surface with consistent arrangement and orientation.

1.2 To the front elevation at ground floor and the courtyard elevation at 1st floor, the timber cladding fins will partially continue over glazing to provide privacy and screen views. Alternate fins will be omitted to provide the appropriate balance of visibility and screening.

1.3 The timber finish will continue across the wall angle change between ground and first floors, to appear as a consistent folded surface, with aligned slats and spacings.

1.4 Overall, the timber cladding will constitute a high-quality material finish, designed to weather consistently and compliment the existing material palette.

2. Brickwork

2.1 The extension to the existing front entrance and eastern side passage will be finished in brickwork to match the existing house. It is therefore be inkeeping with the current appearance of the building.

3. Render

3.1 The courtyard elevations at ground floor and part of the western boundary elevation will be finished in painted, breathable render with a light grained texture. This finish is only obliquely visible from the street and glimpsed at high level from neighbouring gardens.

4. Window framing

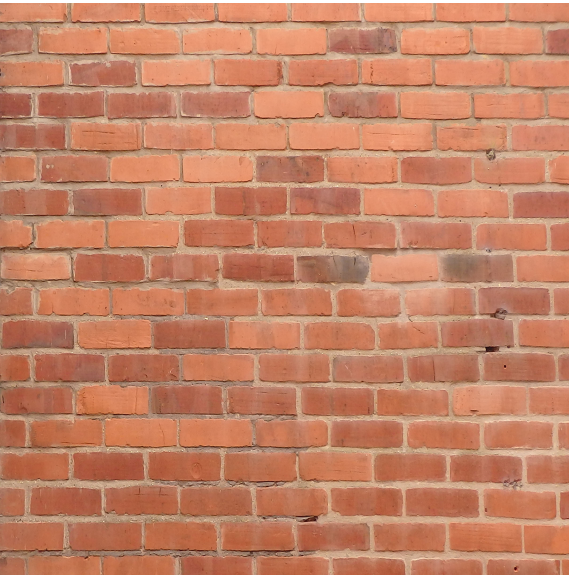
4.1 General window framing - this will be aluminium framed with a polyester powder coated finish. These will be neutral in colour and contrast the existing white framed windows. Where visible from the street, windows are set back within the cladding, reducing their visibility and making them appear subservient to the original house's framing.

4.2 Rear garden facing glazing & courtyard glazing - these windows/doors will be formed in bespoke-made, stained timber frames, with a high-quality finish. These are not visible from the street or neighbours' gardens.

4.3 Front window - the unscreened section of street-facing glazing at ground floor will be structurally glazed, to create a crisp outline with metal edging, neatly integrated into the timber cladding. All edging will be finished to match the general window framing and timber cladding.

5. Fixing and Fittings

5.1 All guttering and rainwater goods will be to match the existing where visible.



Top left: Example of vertically slatted larch cladding in the intended finish (see item 1).
[Note: board spacing varies slightly from proposed cladding]

Middle left: Existing brickwork that will be matched (see item 2).

Bottom left: Example of lightly textured render finish (see item 3).

Top right: Example of aluminium framed glazing with polyester powder coated finish (see item 4.1)

Middle right: Example of structurally glazed window with metal edge surround (see item 4.3)

Bottom right: Example of lightly stained bespoke timber doors and windows (see item 4.2)



PLANNING ISSUE

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