

FALCONER
CHESTER
HALL



Design intelligence, commercial flair.

PROPOSED DEVELOPMENT
1-15 QUEEN VICTORIA
STREET & 145-148 FRIAR
STREET, READING

—
THACKERAY GROUP

—
DISCHARGE OF CONDITION 48 - SHOPFRONTS

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P22018-FCH-XX-XX-RG-A-0007 P01 SEPTEMBER 2024

PROPOSED HOTEL DEVELOPMENT AT
1-15 QUEEN VICTORIA STREET AND 145-148 FRIAR STREET, READING

DISCHARGE OF CONDITION 48 - SHOPFRONTS

THACKERY ESTATE GROUP

SEPTEMBER 2024

1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.1 CONDITION 48

Planning ref: 240422 - Variation of Condition
Condition 48

No development, barring any remaining demolition works and any remaining repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 – Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 – Demolition Elevation 01, as both received on 26/08/2022; and, P22018-FCH-BA-XX-DR-A-1400 Rev P05 – Proposed Elevation 01, as received on 04/07/2024), shall commence until ground floor shopfront details at scale 1:20 (sections and layouts) are submitted to and approved in writing by the Local Planning Authority in relation to a) Friar Street and b) all inner courtyard elevations. The shopfronts shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including the setting of listed buildings, in accordance with Policies CC7, EN1, EN6 and CR2 of the Reading Borough Local Plan 2019.



Consented scheme CGI

1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.2 FRIAR STREET PROPOSED SHOPFRONTS

-  Retail Unit Type 1
-  Retail Unit Type 2
-  Door Type B
-  Door Type C

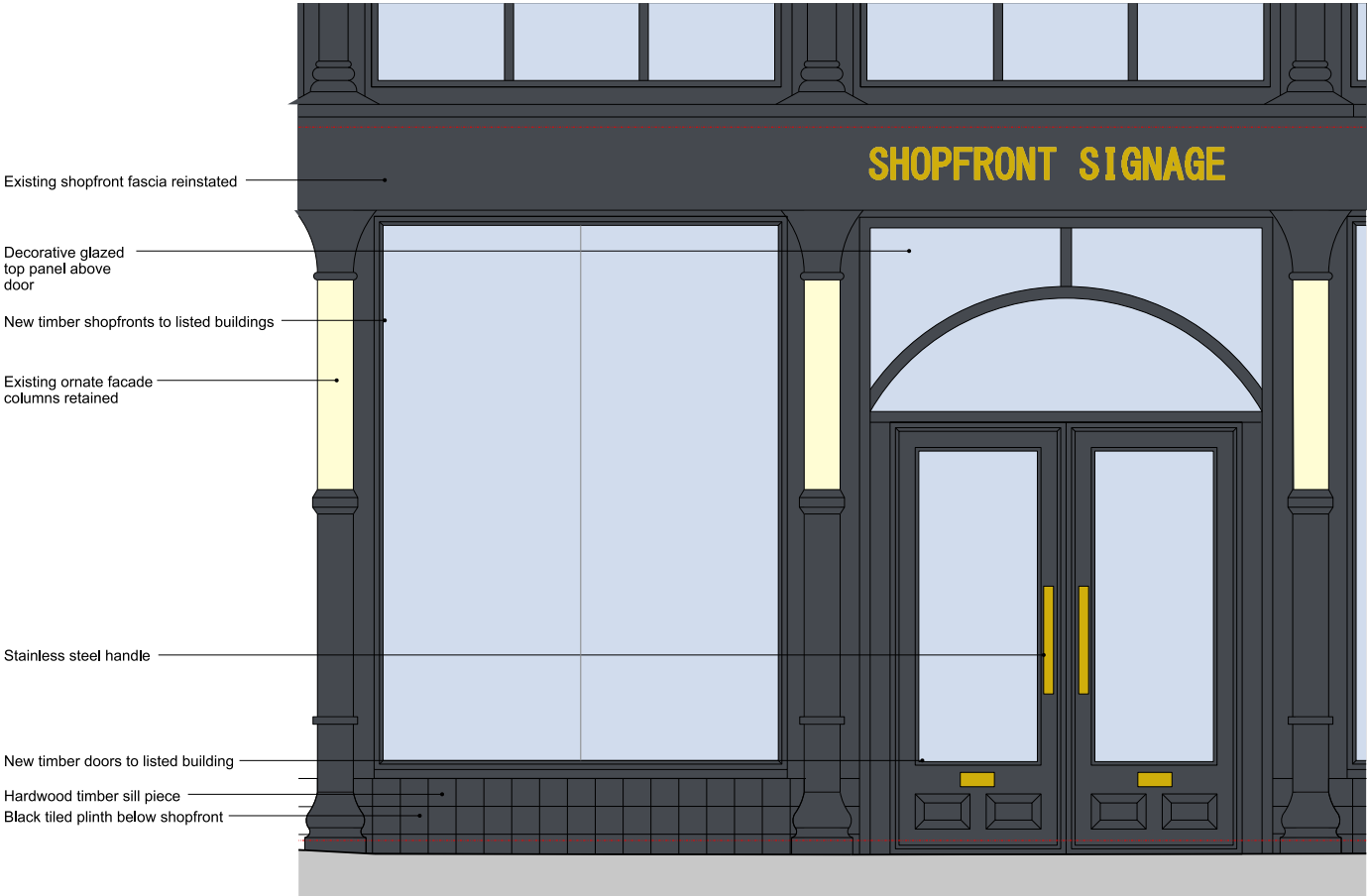


FRIAR STREET ELEVATION

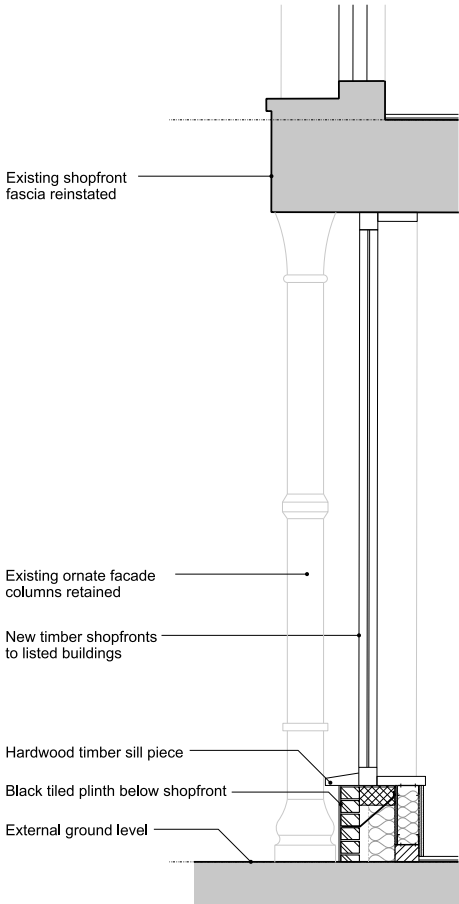
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.3 FRIAR STREET PROPOSED SHOPFRONT TYPE 1

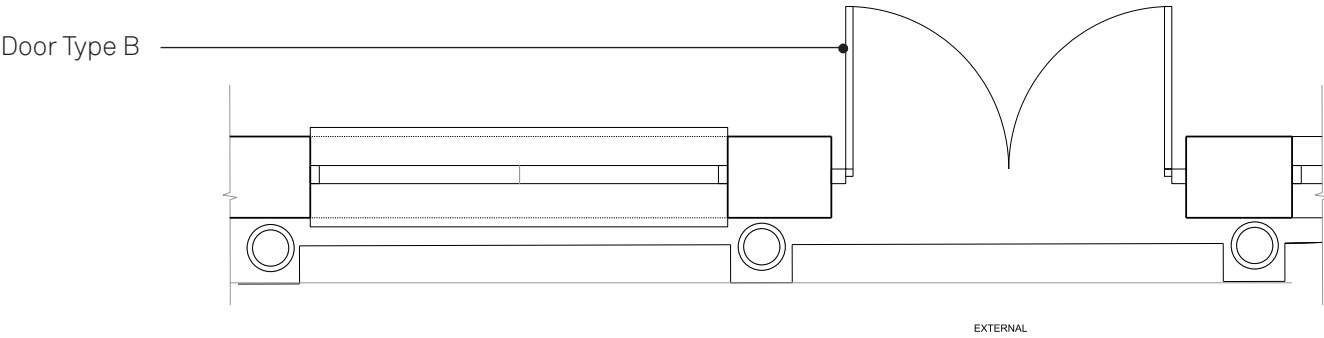
- Retail Unit Type 1
- Door Type B



01. 147 Friar Street Shopfront



02. 147 Friar Street Shopfront



03. 147 Friar Street Shopfront



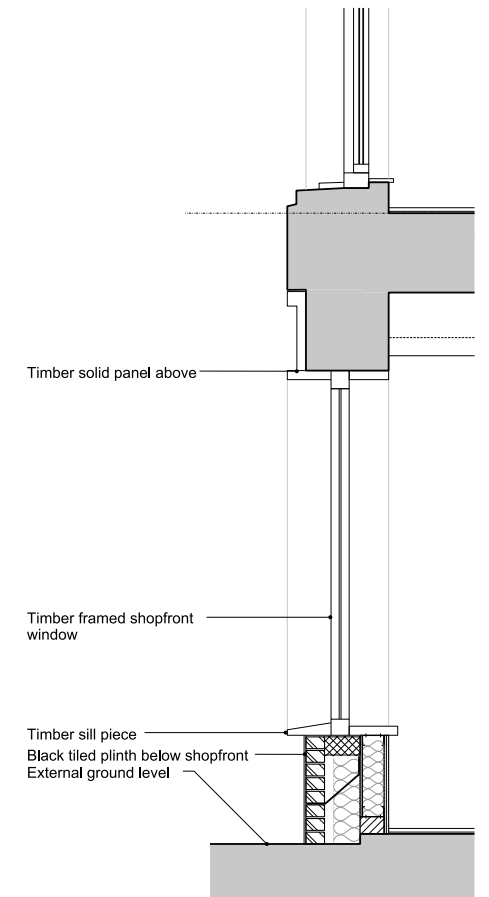
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.4 FRIAR STREET PROPOSED SHOPFRONT TYPE 2

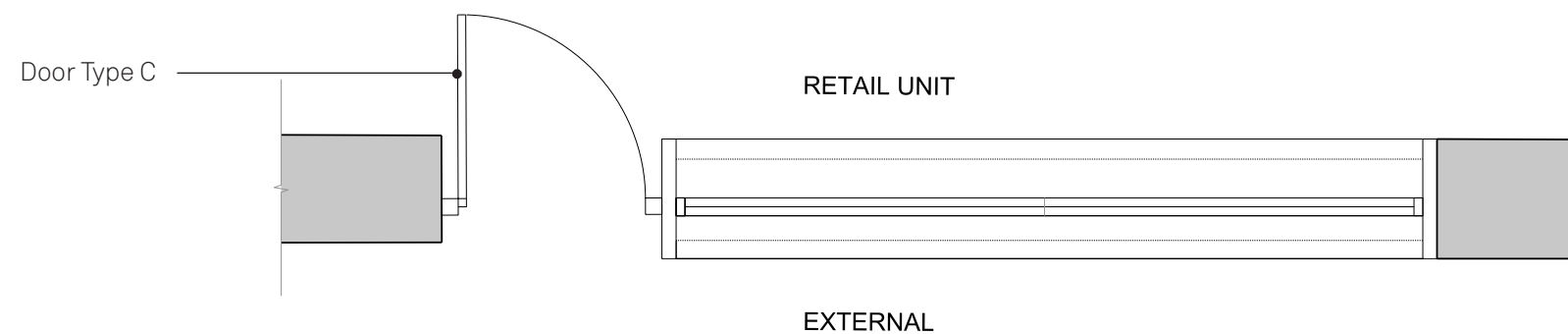
- Retail Unit Type 2
- Door Type C



01. 146 Friar Street Shopfront



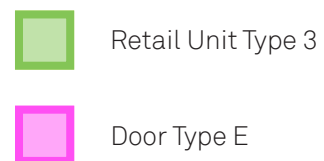
02. 146 Friar Street Shopfront



03. 146 Friar Street Shopfront

1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

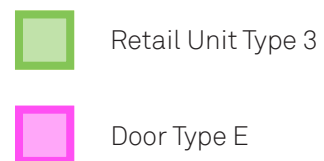
1.5 INTERNAL COURTYARD PROPOSED SHOPFRONTS



EAST FACING COURTYARD ELEVATION

1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

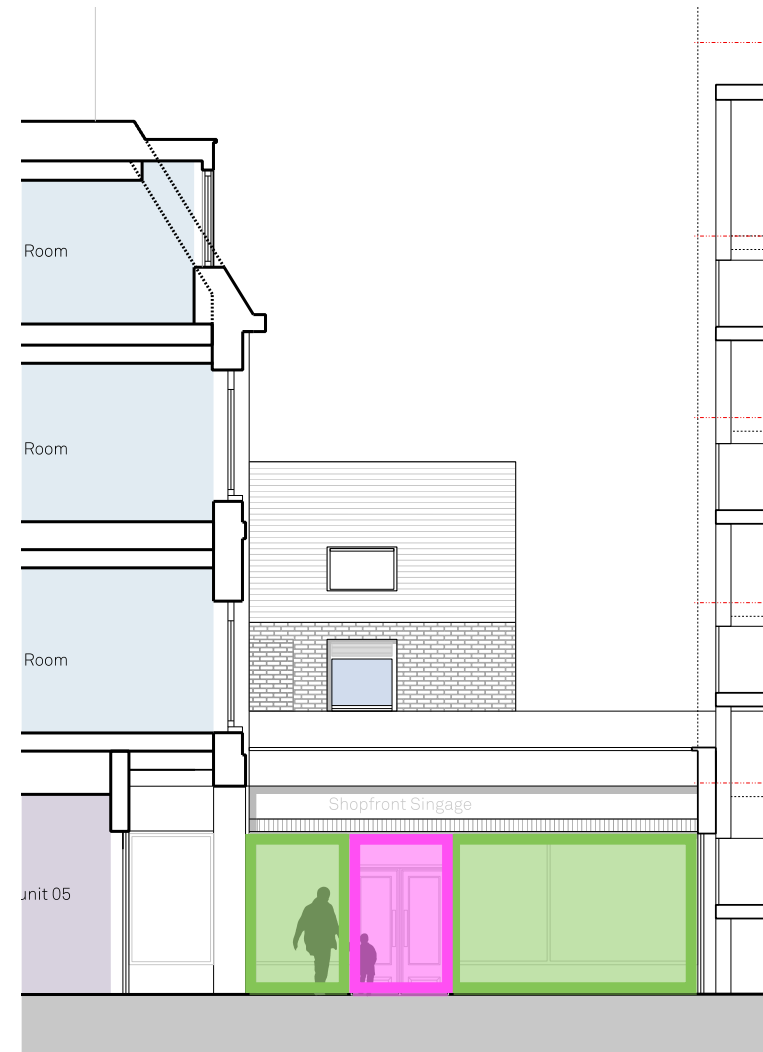
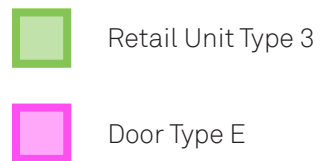
1.6 INTERNAL COURTYARD PROPOSED SHOPFRONTS



WEST FACING COURTYARD ELEVATION

1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.7 INTERNAL COURTYARD PROPOSED SHOPFRONTS



NORTH FACING COURTYARD
ELEVATION



SOUTH FACING COURTYARD
ELEVATION

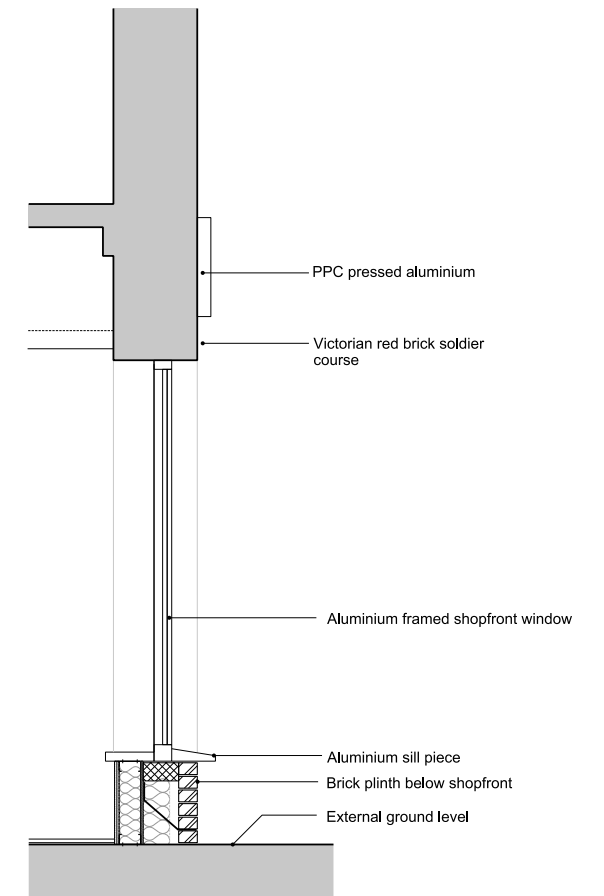
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.8 FRIAR STREET PROPOSED SHOPFRONTS

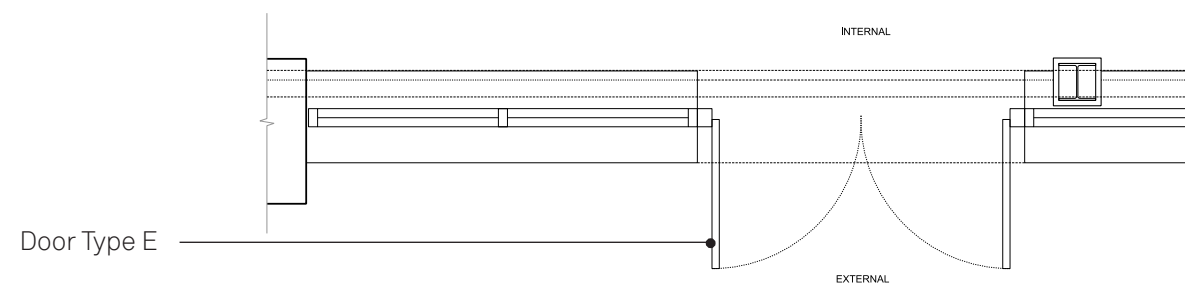
- Retail Unit Type 3
- Door Type E



01. Internal Courtyard Shopfront



02. Internal Courtyard Shopfront



03. Internal Courtyard Shopfront

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