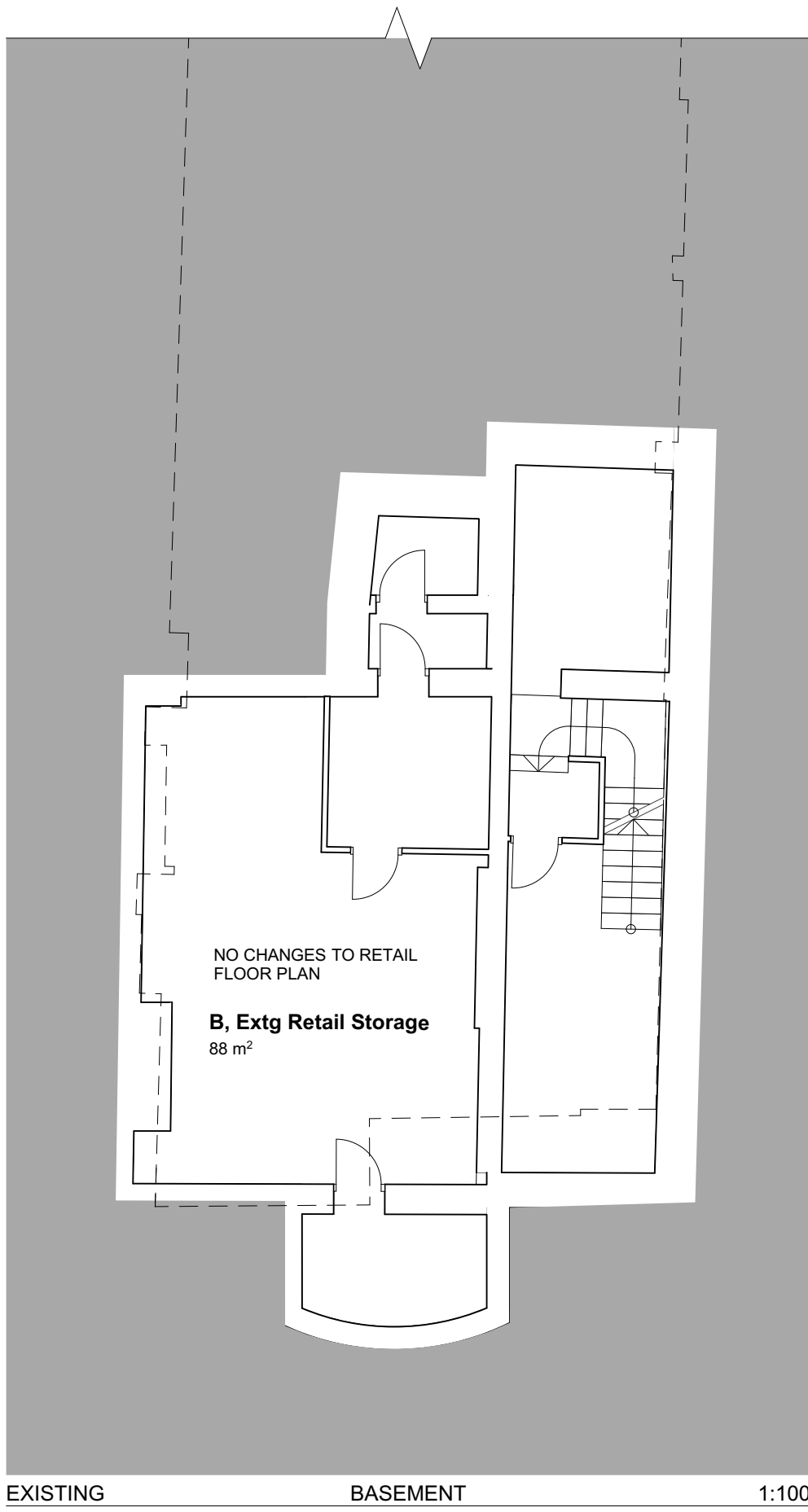
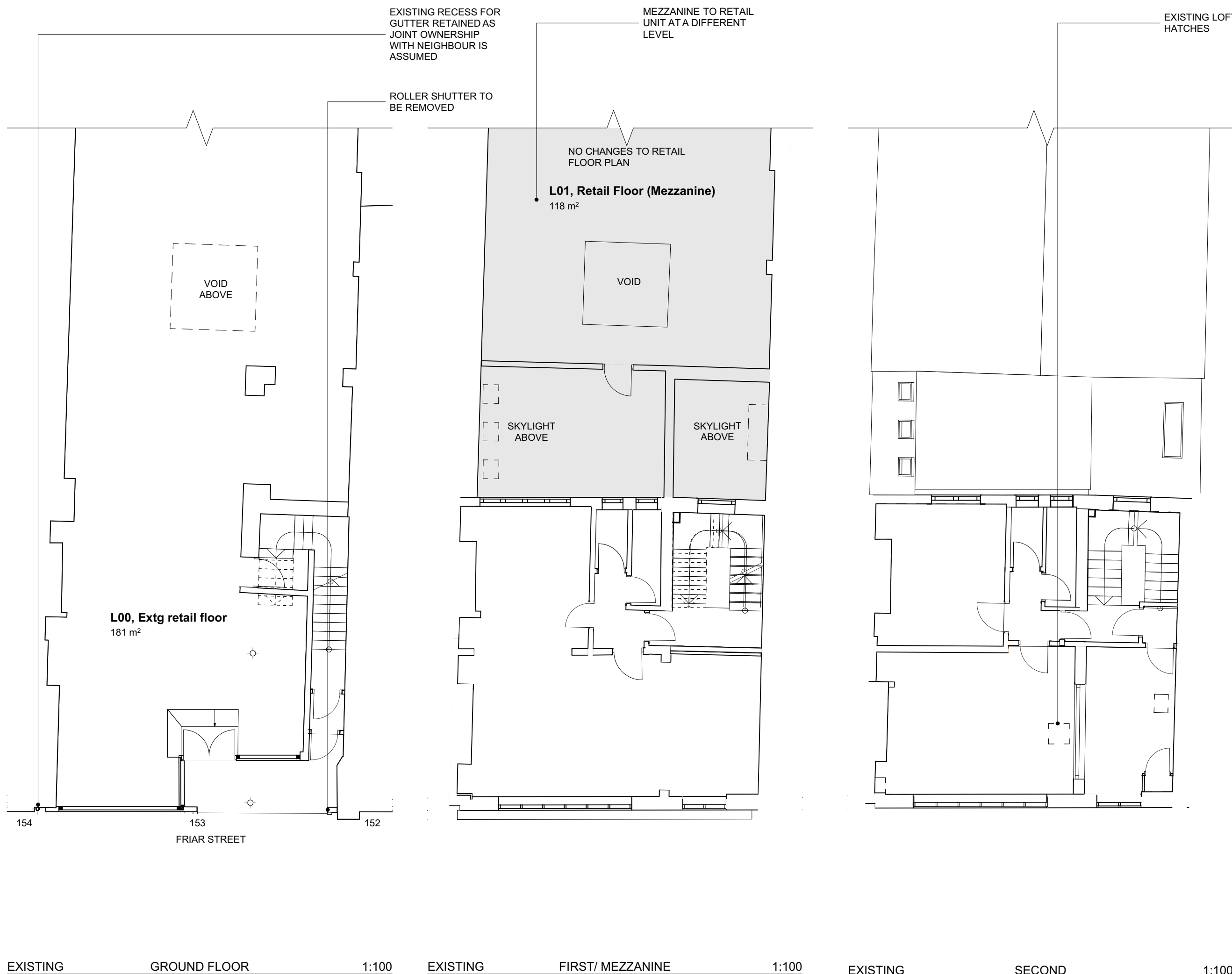


EXISTING AND PROPOSED PLANS AND ELEVATIONS



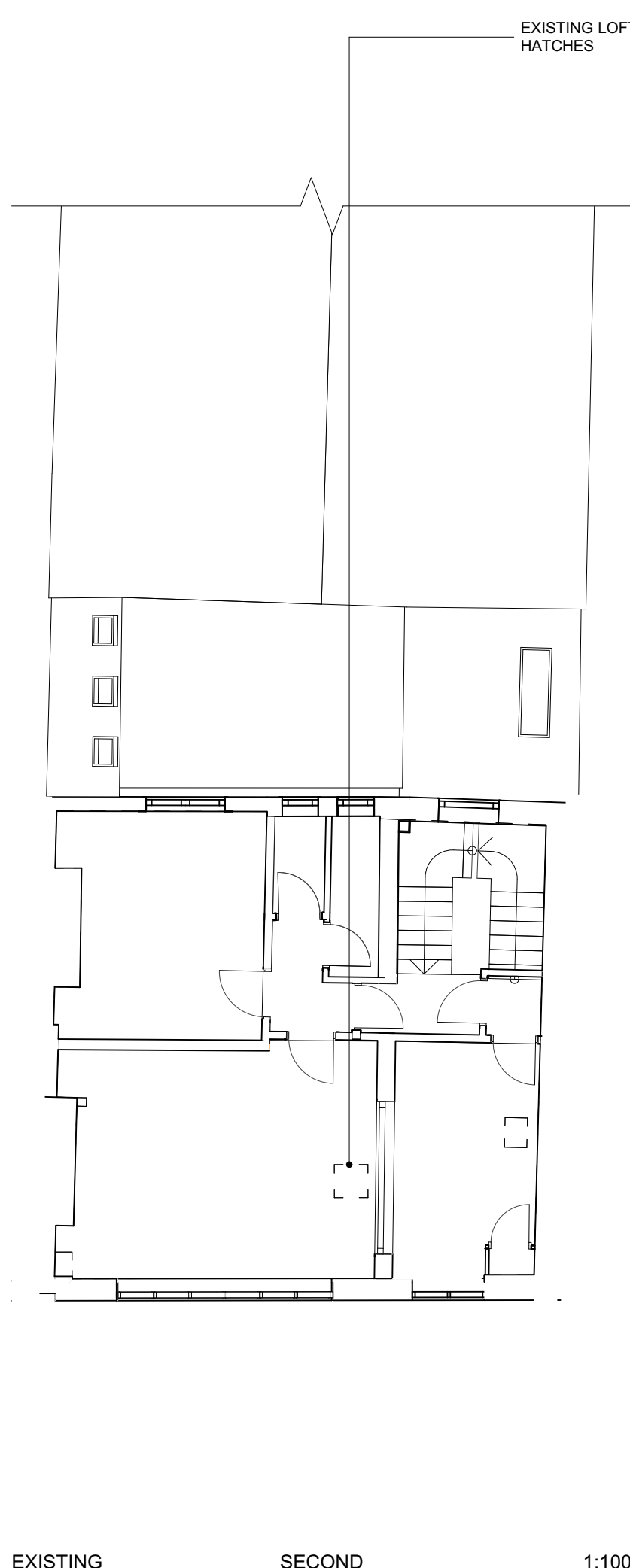
EXISTING BASEMENT 1:100



EXISTING GROUND FLOOR 1:100



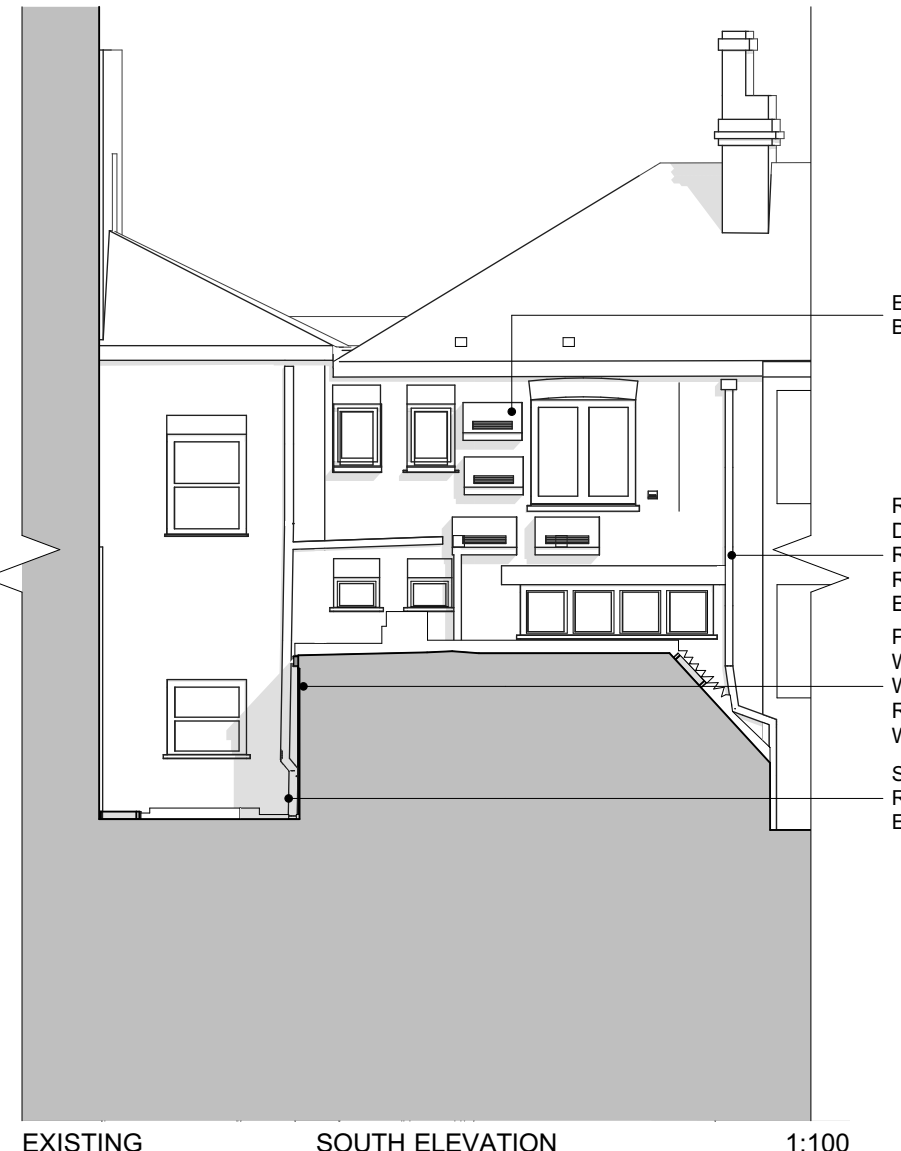
EXISTING FIRST/MEZZANINE 1:100



EXISTING SECOND 1:100



EXISTING NORTH ELEVATION 1:100

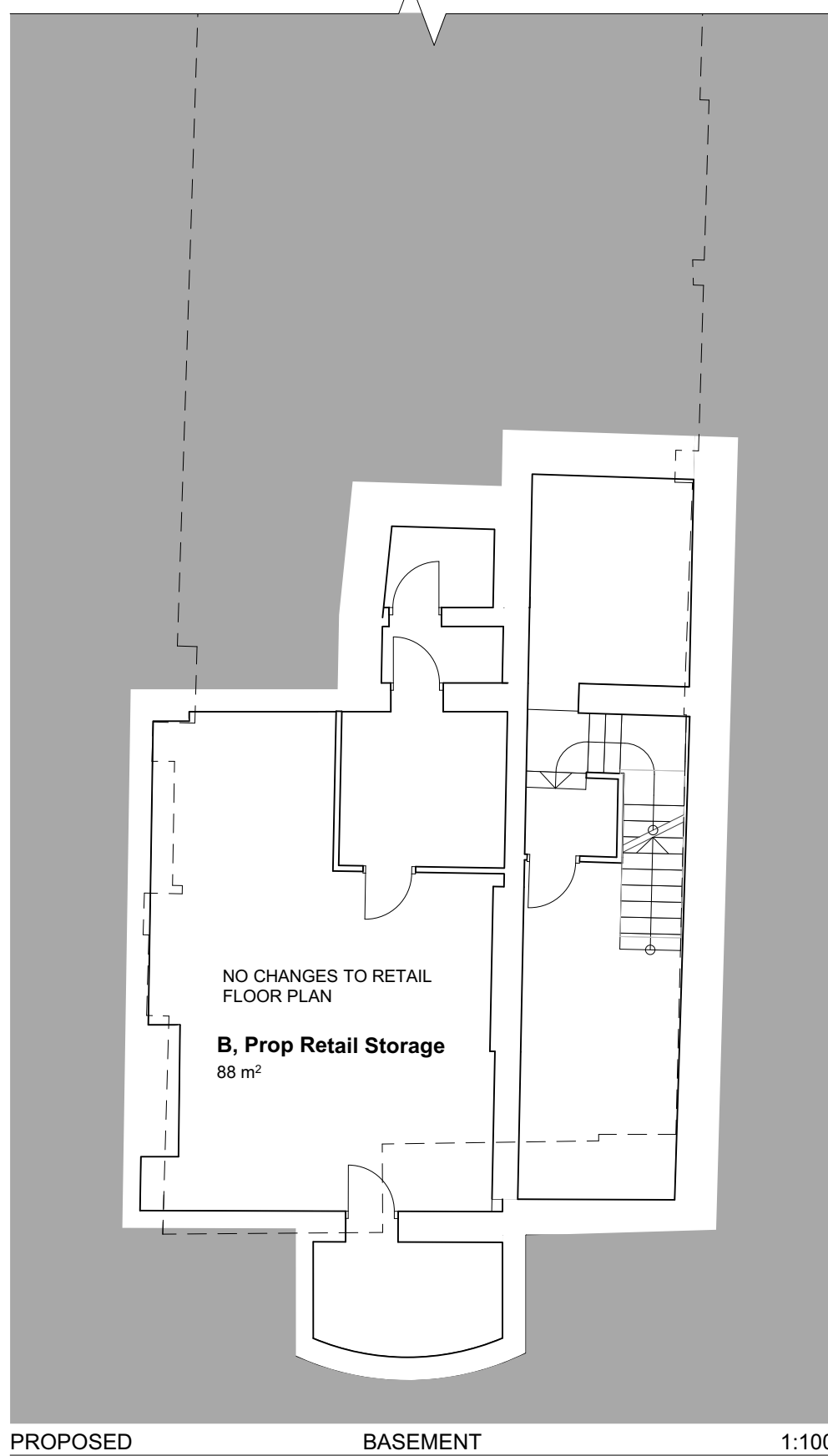


EXISTING SOUTH ELEVATION 1:100

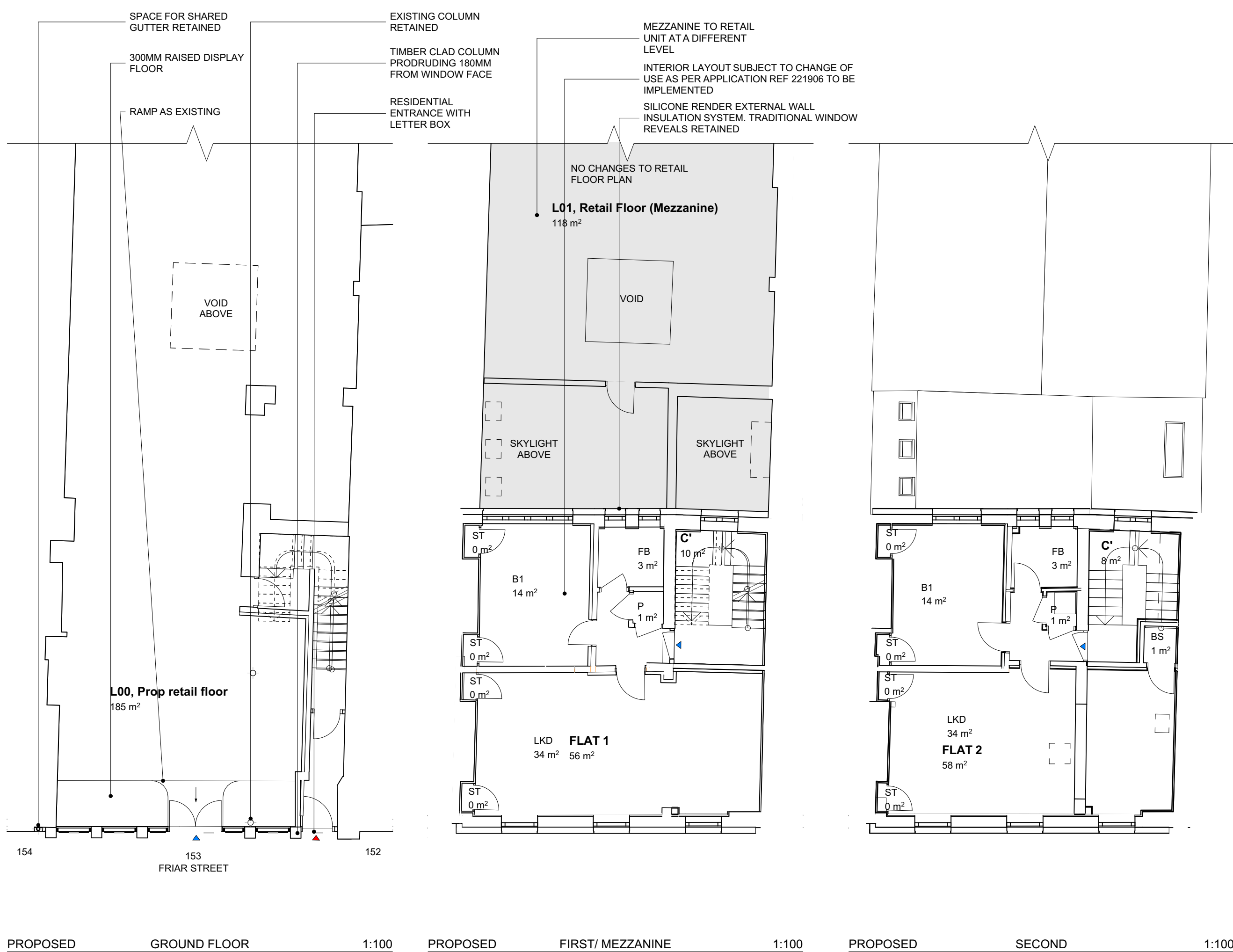
EAST AND WEST ELEVATION FULLY OBTAINED BY NEIGHBOURS



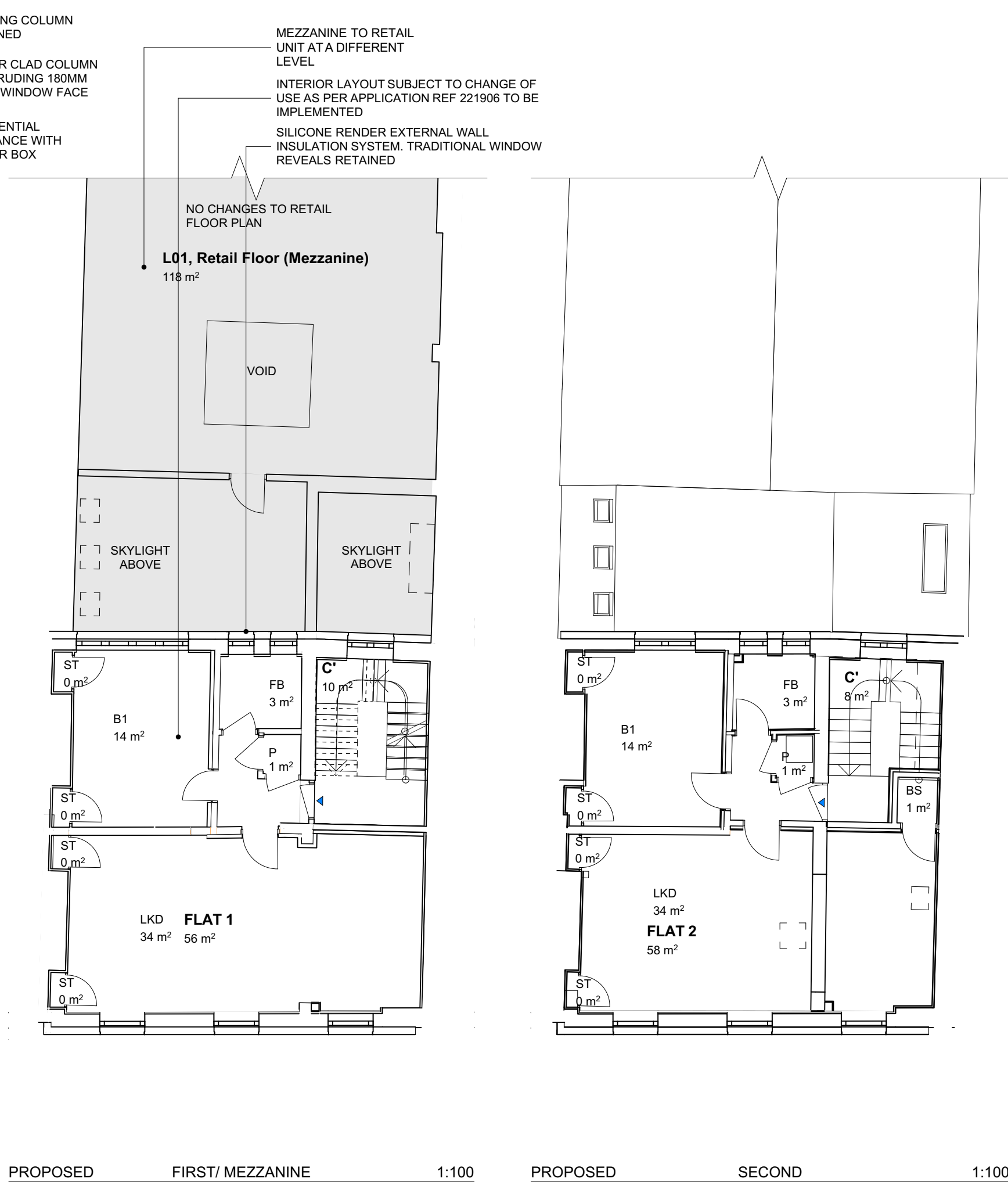
PHOTOGRAPH OF 153 FRIAR STREET IN OCTOBER 2024



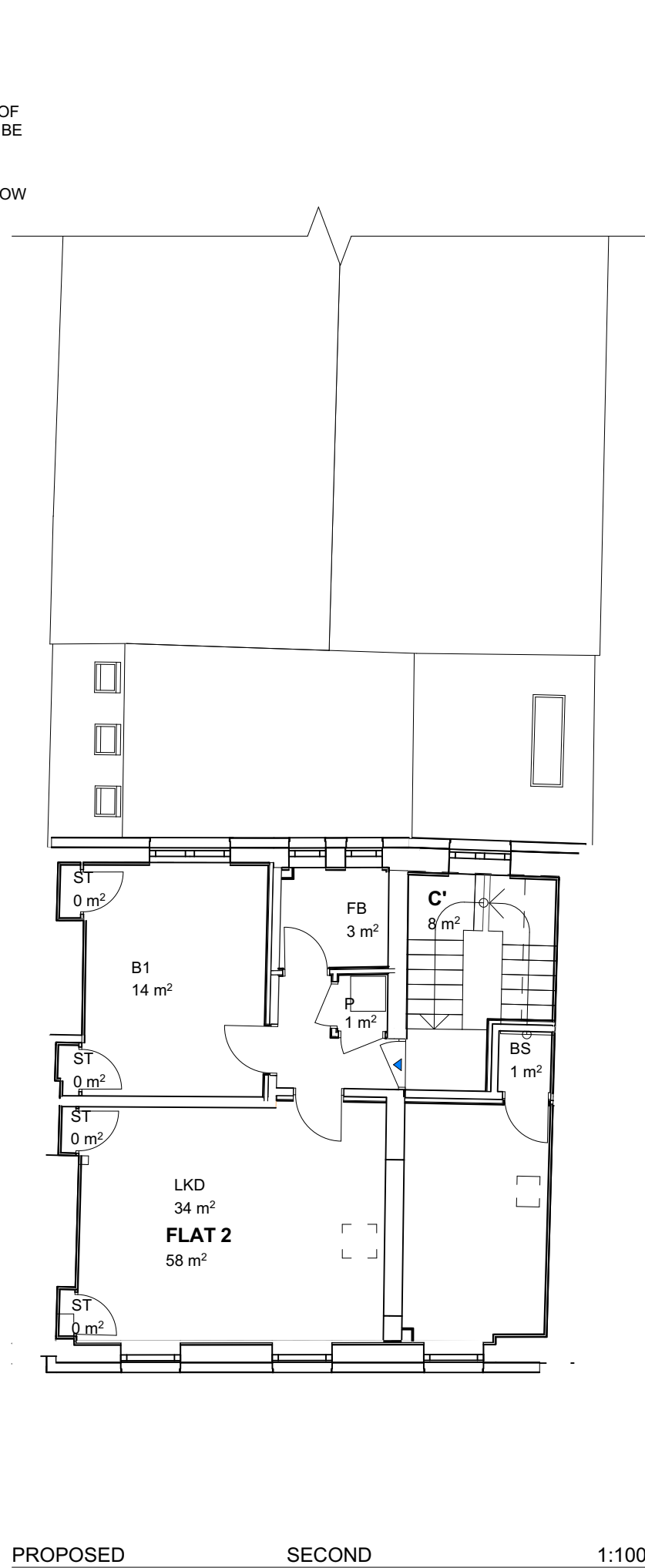
PROPOSED BASEMENT 1:100



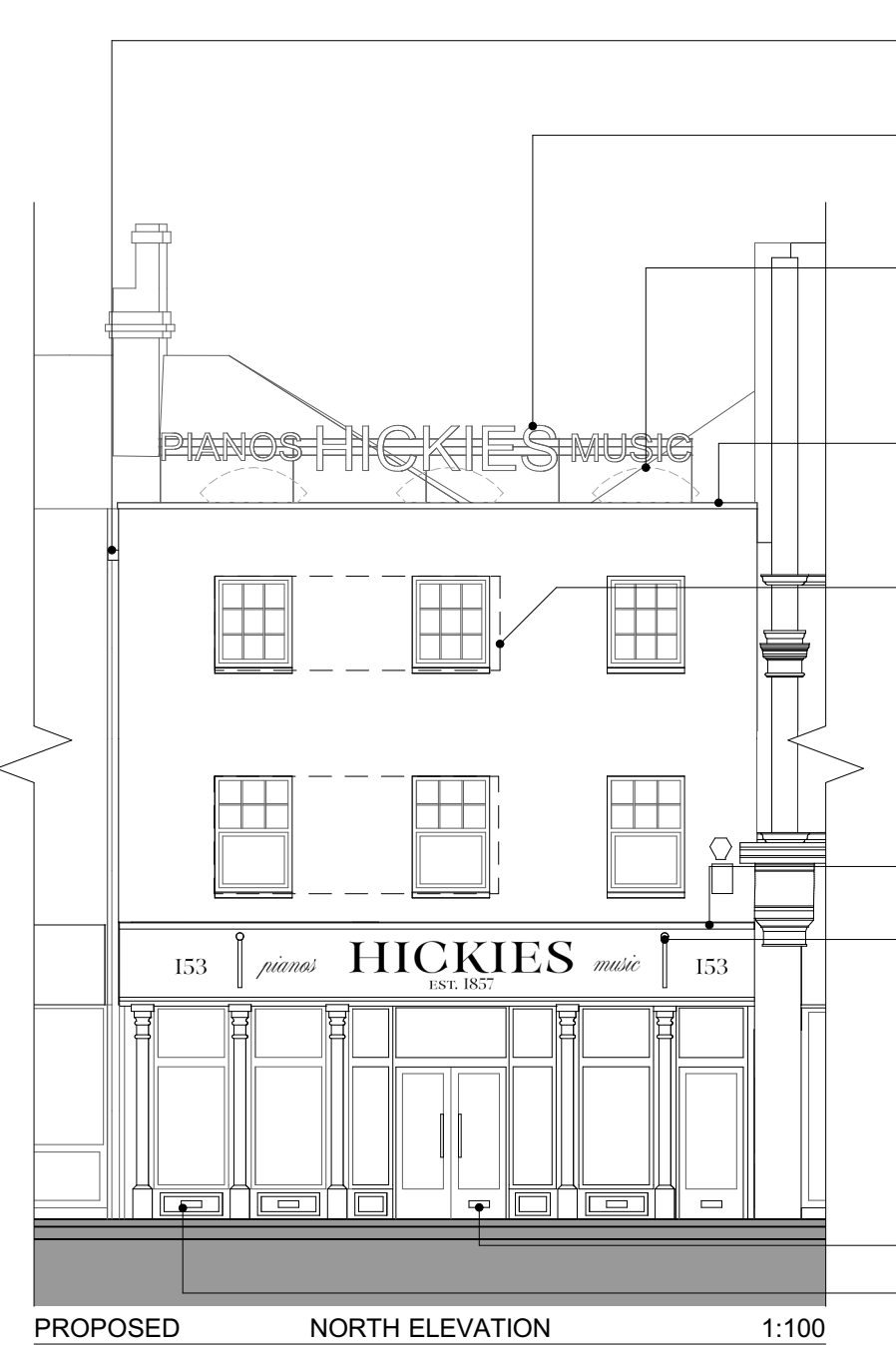
PROPOSED GROUND FLOOR 1:100



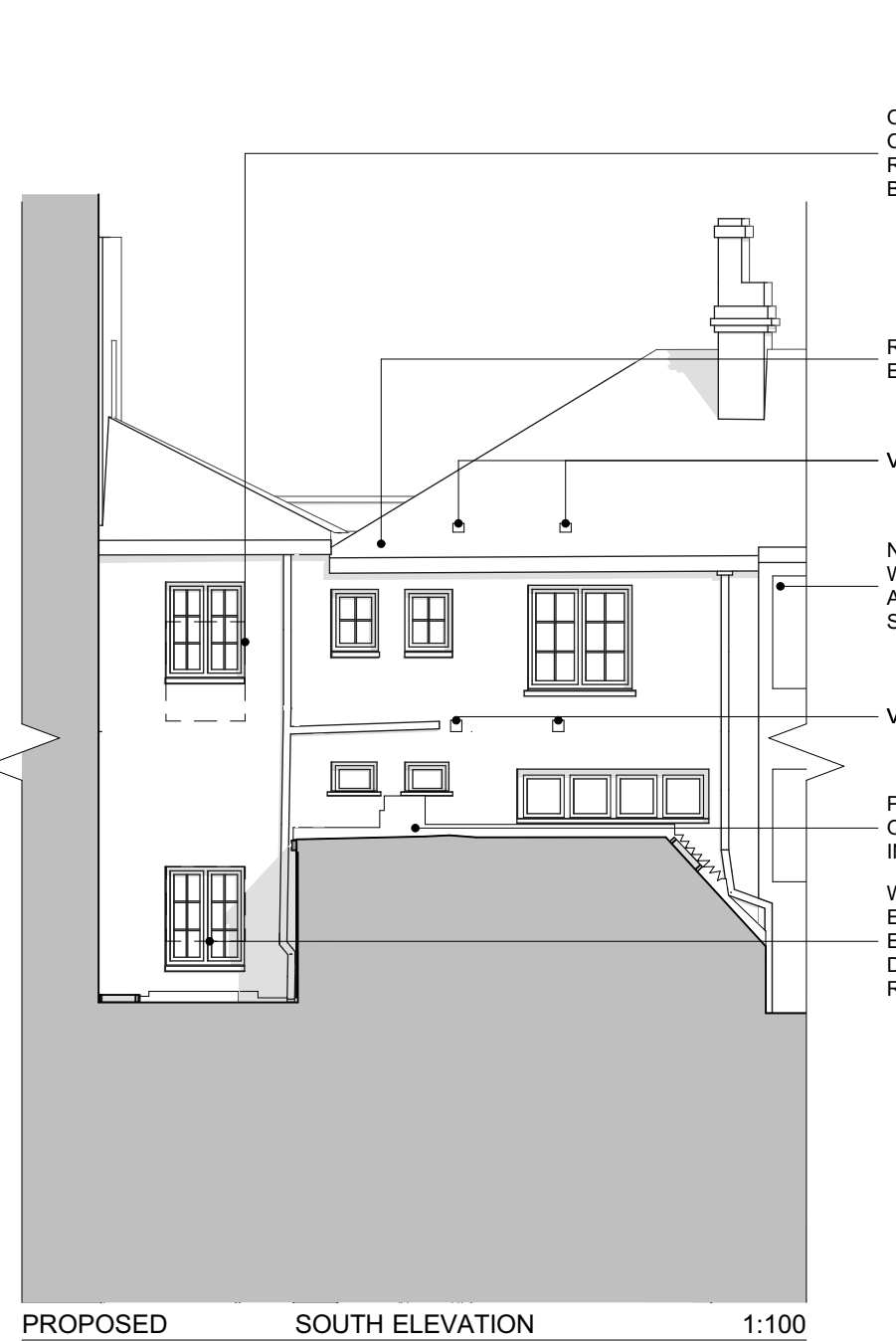
PROPOSED FIRST/MEZZANINE 1:100



PROPOSED SECOND 1:100

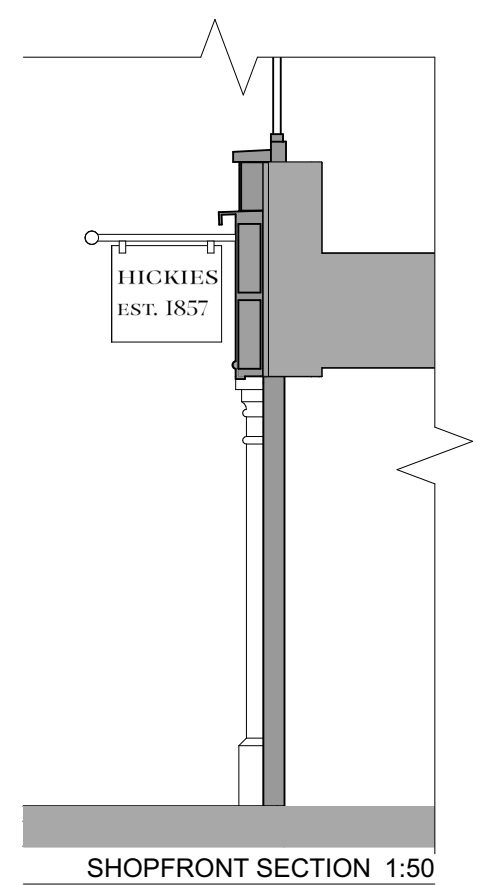


PROPOSED NORTH ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100

EAST AND WEST ELEVATION FULLY OBTAINED BY NEIGHBOURS



SHOPFRONT SECTION 1:50

REFERENCE IMAGES



1 QUEEN VICTORIA ST IN OCT 2024



154 FRIAR ST IN OCT 2024



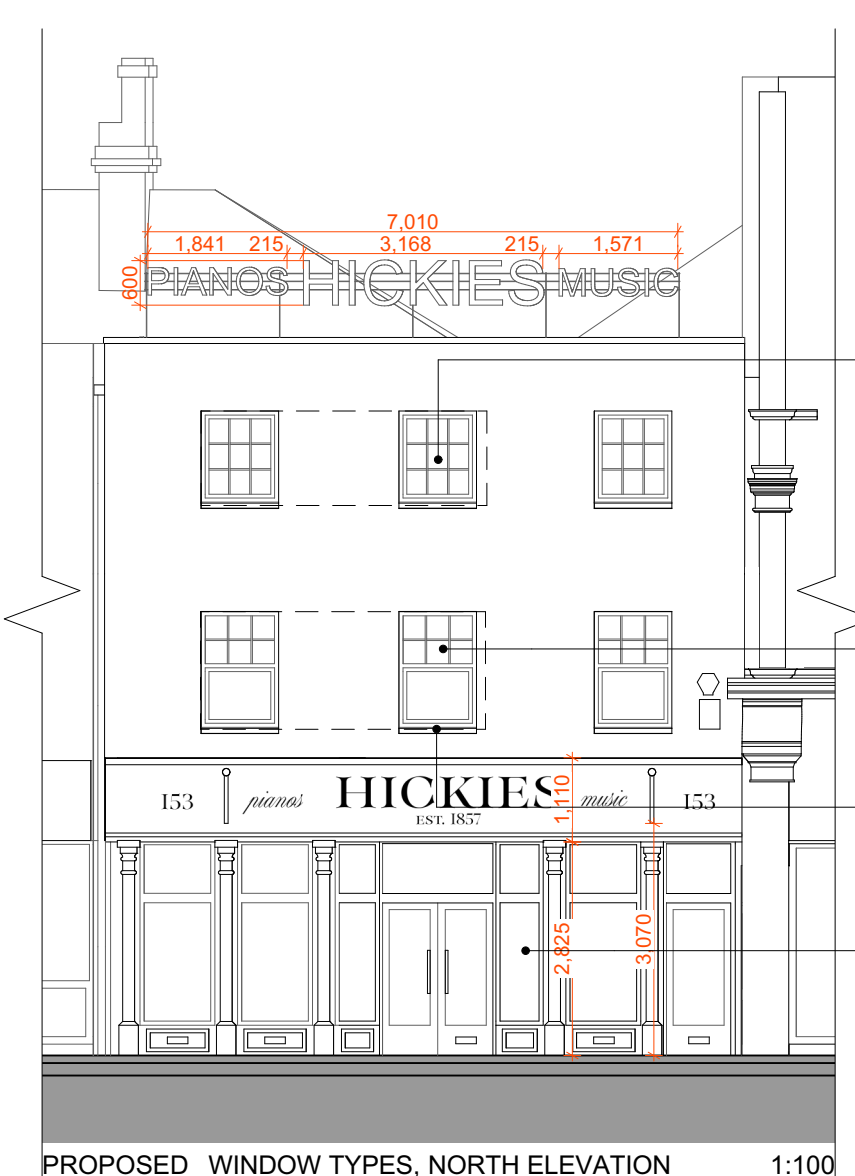
25 QUEEN VICTORIA ST IN OCT 2024

AN EXAMPLE OF ALUMINUM WINDOWS SET WITHIN A LISTED BUILDING

WINDOW TYPES



PROPOSED WINDOW TYPES, SOUTH ELEVATION 1:100



PROPOSED WINDOW TYPES, NORTH ELEVATION 1:100

TOP HUNG WINDOW, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

TOP HUNG WINDOW, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

ALUMINUM CILL, RAL 9001, CREME

SIDE HUNG CASEMENT WINDOW, MOVING MULLION, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

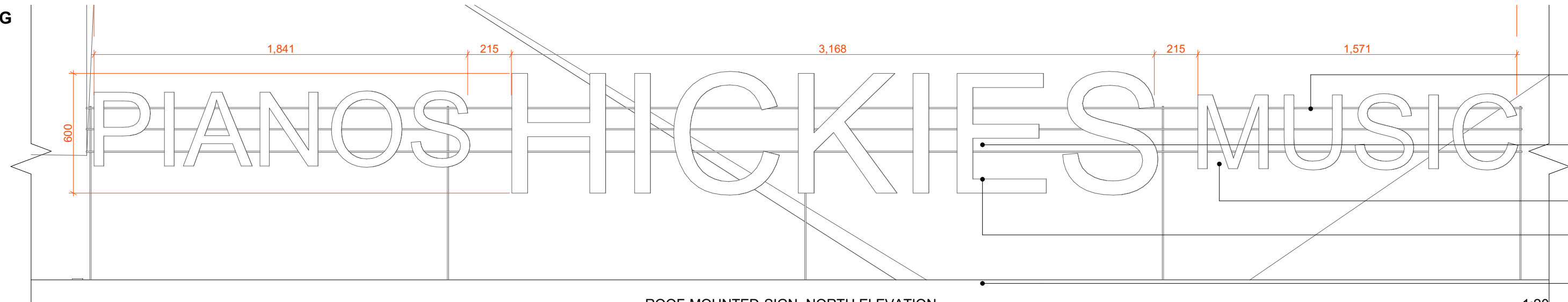
TOP HUNG REVERIBLE WINDOW, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

TOP HUNG SASH, FIXED BOTTOM PANE WINDOW, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME CILLS

FIXED PANE COMPOSITE WINDOWS, TRIPLE GLAZING, VARIABLE GLASS THICKNESSES FOR ACOUSTIC BARRIER, RAL 9001, CREME

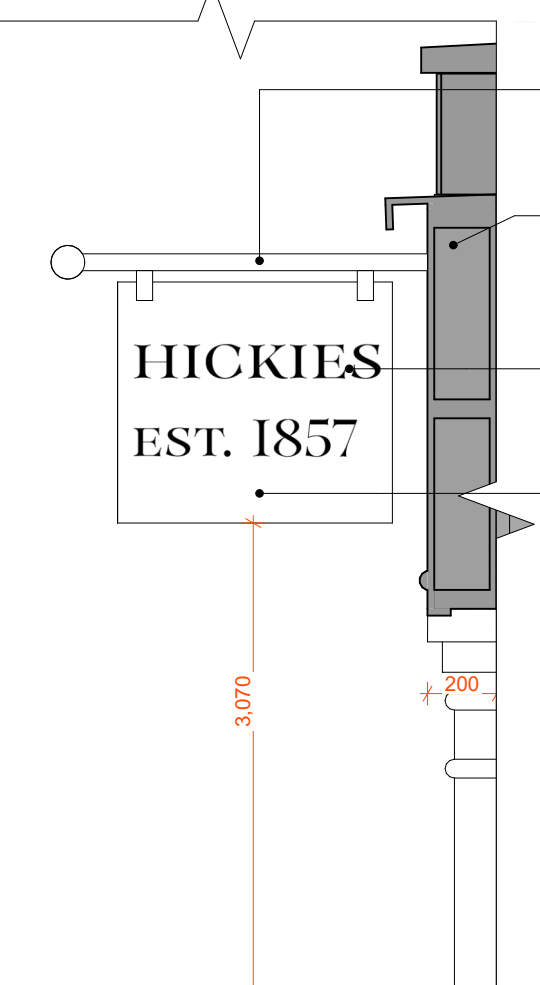
ADVERTISING SIGNAGE



ROOF-MOUNTED SIGN, NORTH ELEVATION 1:20



PROPOSED DRAWING EXTRACT 1:20



PROJECTING SIGN DETAIL EXTRACT 1:20

FRAME, PAINTED STEEL, RAL 9005 BLACK

LETTERING, POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME

TEXT, 300MM (H)

TEXT, 600MM (H)

PARAPET CORNING

CORNICE, POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME

TEXT, 430MM (H)

TEXT, 240MM (H)

FASCIA, POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME, 500MM PROJECTION

TEXT HEIGHT 90MM

POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME, 700MM (W) X 150MM (H) X 30MM (D), OVERALL 1000MM PROJECTION

PLASTER, POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME, 300MM (W) X 245MM (H) X 10MM (D)

COMPOSITE TRANSOM AND MULLIONS FINISHED IN POLYESTER-POWDER COATED ALUMINUM, RAL 9001 CREME

0 0.2 0.4 0.6 0.8 1m

SCALE 1:20

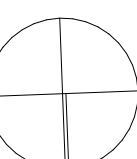
NOTES

NOT FOR CONSTRUCTION

THIS DRAWING IS FOR PLANNING ONLY.

SUBJECT TO DETAILED DESIGN, DESIGN COORDINATION WITH OTHERS AND PLANNING AND BUILDING CONTROL APPROVAL.

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N

0 1 2 3 4 5m

SCALE 1:100

▲ RESIDENTIAL ENTRANCE

▲ RETAIL ENTRANCE

B1 BEDROOM 1

BS BIKI STORE

C' CIRCULATION

FB FAMILY BATHROOM

LKD LOUNGE KITCHEN DINER

ST STORE

P PLANT

KEY

PB 1301/2025 ISSUE FOR PLANNING APPLICATION

Rev:

Client:

Hickies Ltd

Site

153 Friar Street,
Reading, RG1 1HE

Drawing title

EXISTING AND
PROPOSED FLOOR
PLANS, ELEVATIONS

Scale @ Drawing Size Drawn Checked

1:100, 1:20 @ A1 CH HW

PLANNING

HIVES ARCHITECTS

SINCE 1934

Hives Architects LLP
Quadrant House, Broad St, RG1 7QE
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Project Drawing Revision

2846 301P6