

Proposed change of use of 27-28, 29-31 and 32 Market Place at first, second and third floors to provide 8 residential units, retention of flexible Class E and public house (Sui Generis use) uses at ground and basement floor.

27-32 Market Place

Materials Schedule

Schedule to assist in the release of Condition 4 of Planning approval ref: 220546

Revision A

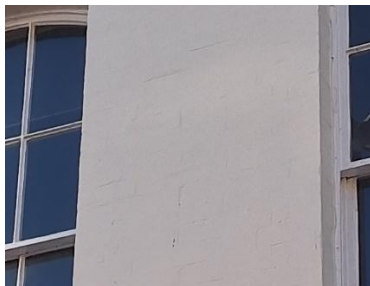
March 2025

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Release of Condition 4

Address: 27-32 Market Place, Reading, Berkshire, RG1 2DE

Planning approval reference: 220546

Location	Materials (Refer to Drawings jw1077-470 – 474 for material locations and references)	Image	Additional information
External walls – main facades Material types (1)-(5). Material noted by number in brackets i.e. (1).	<u>Existing facing brickwork – Repairs</u> There are various types/styles of brickwork located throughout the group of buildings outlined in the right-hand columns of this document. There are no proposals for new brickwork sections within the proposals. Should any brickwork be required for localized brickwork repairs, these are to fully match the existing brickwork local to the area being repaired.		BRICKWORK TYPE 1 (1) – Number 32 Market Place front façade.
	Colour: To fully match the existing specific façade or painted in fully breathable masonry paint to match the existing condition and colour.		BRICKWORK TYPE 2 (2)– Number 29-31 rear facade
	Application Method: Solid masonry		BRICKWORK TYPE 3 (3)– Number 29-31 Market Place Rear Façade
	Orientation: Brick bond to match existing condition.		BRICKWORK TYPE 4 (4)– Number 29-31 south façade.

Location	Materials (Refer to Drawings jw1077-470 – 474 for material locations and references)	Image	Additional information
			BRICKWORK TYPE 5 (5)– Number 29-31 north façade.
External walls – main facades Material types (6) to (7)	<u>Render system – Repairs -</u> There are various types/styles of render located throughout the group of buildings outlined in the right-hand columns of this document. Should any localized repair work be required the contractor is to seek advice from Lime Green render for appropriate repairs- https://www.lime-green.co.uk/. Render is to match existing conditions of the element. Render system: Lime Green Render to match existing condition Colour: To match existing condition. Finish: To match existing condition	 	RENDER TYPE 1 (6) – Numbers 29-31 Front Facade Market Place front façade. RENDER TYPE 2 (7) – Numbers 29-31 Front Facade Market Place front façade.

Location	Materials (Refer to Drawings jw1077-470 – 474 for material locations and references)	Image	Additional information
External walls – main facades Material type (8)	<u>Render system – New -</u> Existing textured boarding/render to rear of 29-32 Market Place to be replaced with new render as per the following specification: Render system: Lime Green Render on wood fibre board Colour: Tallow Finish: Stipple finish	  	Existing render finish to rear of 29-31 Market Place to be replaced with new render finish Existing boarding to rear of 27-28 Market Place to be replaced with new render finish. Proposed Render Finish
External walls – main facades Material type (9)	<u>External wall</u> The existing rear extensions are proposed to be demolished to reveal the south wall of 29-31 Market Place. It is anticipated that the removal of the rear building will reveal the timber frame. It is proposed to use a render finish as per the render specification above.		Proposed Render Finish

Location	Materials (Refer to Drawings jw1077-470 – 474 for material locations and references)		
External walls – main facades Material Type (10)	<u>Oak Beams/Timber</u> There are various oak beams/timbers used throughout the existing façade. There are no proposals for new oak beam section. If localized repairs are required, new oak beams are to be inserted to match the existing. Material: Oak timbers to match existing Colour: Black to match existing. Finish: Breathable paint with matt finish/finish to match existing.	 	
External walls – main facades Material Type (11)	<u>Timber Cladding/Soffits/Bargeboards</u> There are small sections of existing timber boarding to the rear of 29-31 Market Place as outlined in the right-hand columns of this document. Should any localized repairs be required, timber is to fully match the existing. Timber to new dormer is to fully match the existing. Timber cladding may be required to be locally removed to provide adequate waterproofing. In these area existing timber weatherboarding to be carefully removed and replaced. Any new sections required are to fully match the existing. Material: Timber to match existing Colour: Black/to match existing. Finish: Black matt finish.	 	Existing timber weatherboard finish to rear of 29-31 Market Place. Existing timber weatherboarding to existing dormer at rear of 29-31 Market Place.

Location	Materials	image	Additional information
Ground Floor window surrounds Material Type (12)	<u>Metal Cladding for rear GF windows</u> Colour: Metallic Copper Type: GreenCoat PLX Plural BT Final finish: Standing seam Weathering: Grey Single ply membrane Fixing: mechanical		
Windows & external doors	<u>Windows/ external doors</u> Covered under separate planning condition. Application 220546 conditions 3, 6 and 7.	NA	Refer to information submitted as part of separate planning condition
Pitched Roofs Material Type (13)	<u>Roof Tiles</u> New roof tiles are proposed to the new dormer window. Material: Reclaimed plain clay tile to match existing. Colour: To match the existing. Finish: Black matt finish.		
Flat Roofs	<u>Flat Roof Covering</u> All existing flat roof coverings to be made good using existing materials		