

SPENCER ARCHITECTURE

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101 OXFORD ROAD, READING, RG1 7UD

230319

DISCHARGE OF CONDITION 3

SCHEDULE OF EXTERNAL SURFACES

The following is a Schedule of External Surfaces. We would note that although the new dwelling is located at the south end of the original curtilage of a listed building, the new dwelling is not listed.

Accordingly, materials have been chosen of a high quality, but are in line with all other surrounding properties.

1 Bricks

Wienerburger New Red Multi Gilt Stock brick ï 65mm



The brick in the north elevation



To show the street view with the listed building at 101 Oxford Road on the right and the new house on the left. The colour palette of the bricks is a good match.



To show the south elevation of the listed building at 101 Oxford Road



This shows the brick in conjunction with the adjacent house a 2 Howard Street which is a darker red hue and the listed wall on the pavement boundary. In our opinion, all the bricks complement each other in the street view. Note that the window over the door is incorrect and is to be changed for the approved size.



This photo shows the variation in the bricks in the listed boundary wall and the stock bricks used in the new dwelling.



It is not possible to get an exact match with the old weathered bricks in the listed wall. However, the stock bricks used in the new dwelling are similar and compliment the wall.

2 Windows

It is proposed that the windows in the new dwelling are UPVC as are all the other non-listed properties in Howard Street.



To show the UPVC windows fitted to the new dwelling



The two above photos show examples of the UPVC windows to both immediate neighbouring buildings. The one on the left being to the neighbouring building at 2 Howard Street. The windows on the right had photo show the flank windows in the adjacent Providence Chapel at 103 Oxford Road. In this case, the flank windows are only a few metres from the rear of the listed building at 101 Oxford Road. Please note that these are only two examples. Virtually all windows in Howard Street have UPVC windows of the same design.

3 Doors

We proposed that the front door and frame be in UPVC. The door being a typical timber style constructed using a 4-panel raised and fielded panel design. The door and frame will be in black.

The two sets of French doors in the north elevation are to be White UPVC to match the windows.

4 Roof

Natural Spanish slate.



To show the chosen natural slate in position.

5 Gutters and Downpipes

Black UPVC gutters, downpipes and fitting.



To show the black gutters and downpipes which are similar to and match those of the adjacent building.



To show that there are black plastic gutters and downpipes on the adjacent listed building at 101 Oxford Road.

6 Soffits and Bargeboards

The soffits and bargeboards are in a high quality UPVC, well-constructed and detailed to match the approved drawings.