

FALCONER
CHESTER
HALL



Design intelligence, commercial flair.

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

—
THACKERAY GROUP

—
DISCHARGE OF CONDITION 3 - MATERIALS

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P22018-FCH-XX-XX-RG-A-0006 P03 MAY 2025

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

DISCHARGE OF CONDITION 3 - MATERIALS

THACKERY ESTATE GROUP

MAY 2025

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

1.1 CONDITION 3 SUMMARY

Planning ref: 240422 - Variation of Condition
Condition 3

*No development, shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority.
Details shall include manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site -approved details to then be retained on site throughout the duration of the construction of the development). The development 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 PROPOSED MATERIALITY

FRIAR STREET MATERIALS KEY



01

Aluminium Standing Seam Cladding



02

Ibstock Western Red Multi. A3055A



02

Bucket Handle Mortar Joint
 Mortar mix =
 2xBuilding sand
 1x Sharp sand
 1x cement



03

Rendered Banding Limestone colour



04

Masonry Wall Render to Match existing rendered areas below- RAL 9003



05

Aluminium windows and doors RAL 7021 Black Grey



FRIAR STREET ELEVATION



06

Stucco Window Surrounds - Terracotta colour to match existing surrounds above



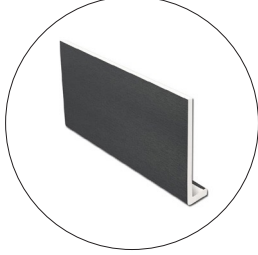
08

Ibstock Laybrook Yellow A0775A to match existing facade above



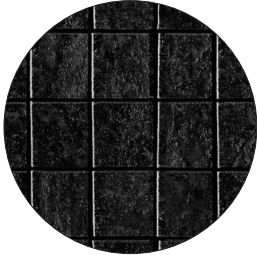
08

Bucket Handle Mortar Joint
 Mortar mix =
 2xBuilding sand
 1x Sharp sand
 1x cement



09

Signage Board - Pressed aluminium panel, RAL 7021 Black Grey



10

Shopfront Plinth Black/grey tiles RAL 7021



15

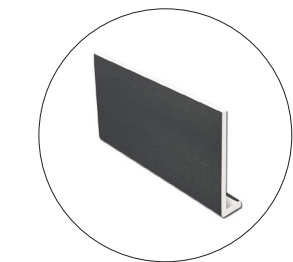
Timber Framed windows and doors RAL 7021



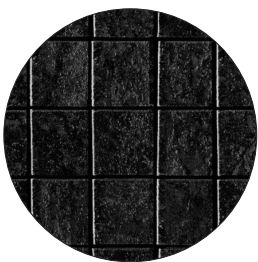
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.3 PROPOSED MATERIALITY

QUEEN VICTORIA STREET MATERIALS



09 Signage Board -
Pressed aluminium
panel, RAL 7021
Black Grey



10 Shopfront Plinth
Black/grey tiles
RAL 7021



11 Metal gates to
Courtyard
RAL 7021 Black Grey



15 Timber Framed
windows and doors
RAL 7021

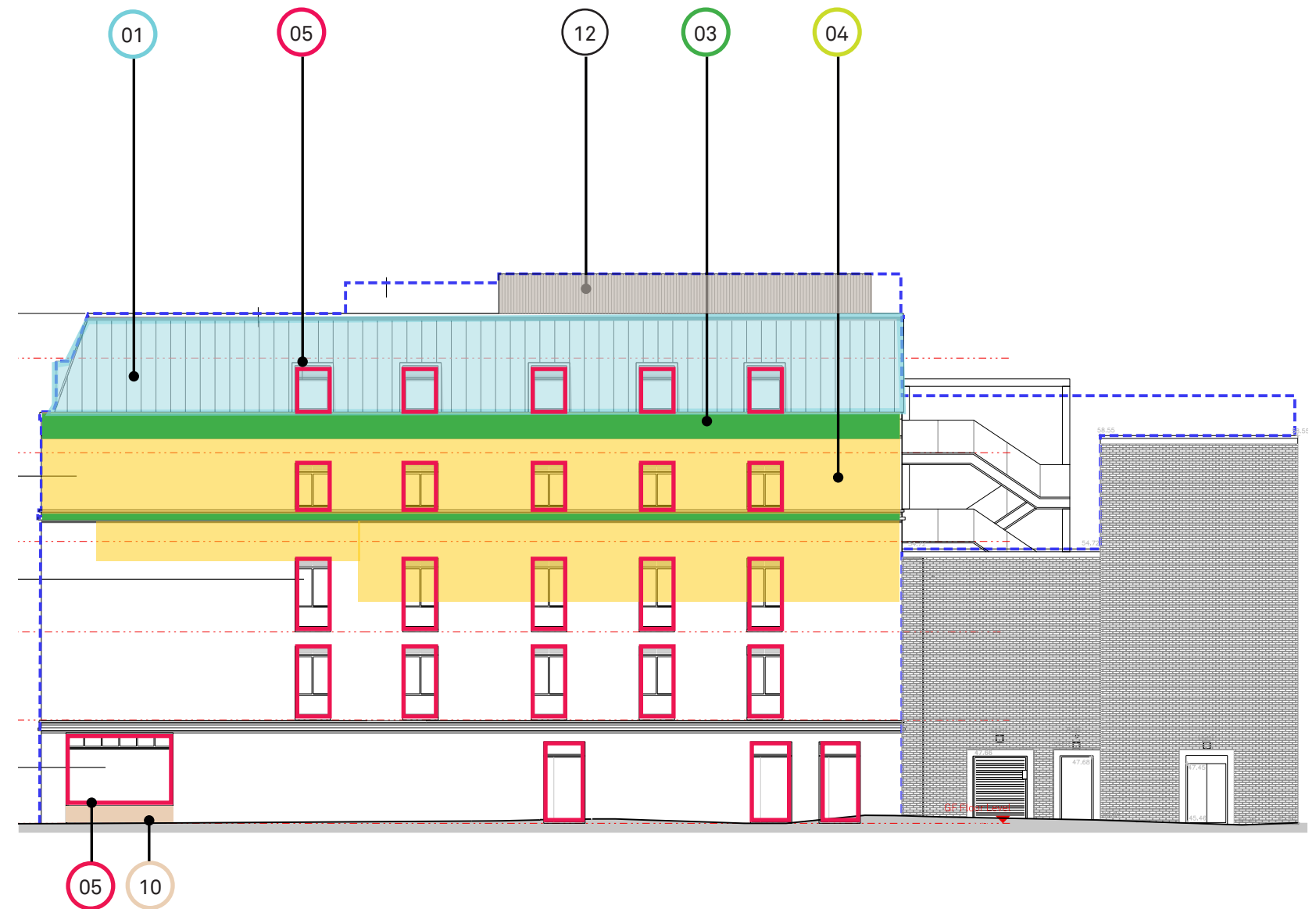
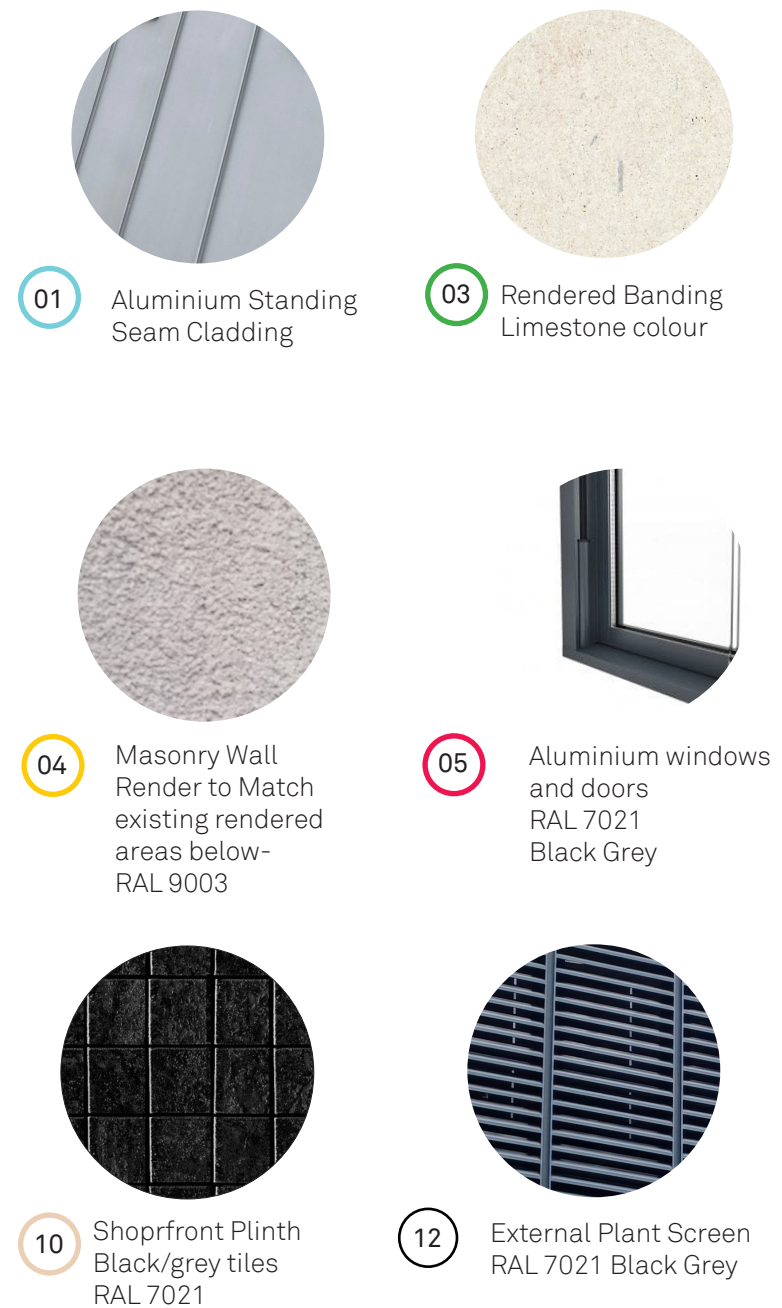


QUEEN VICTORIA STREET ELEVATION

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

1.4 PROPOSED MATERIALITY

FIFE STREET MATERIALS KEY



FIFE STREET ELEVATION



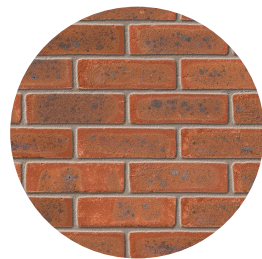
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.5 PROPOSED MATERIALITY

EAST FACING COURTYARD ELEVATION MATERIALS KEY



01 Aluminium Standing Seam Cladding



02 Ibstock Western Red Multi.A3055A

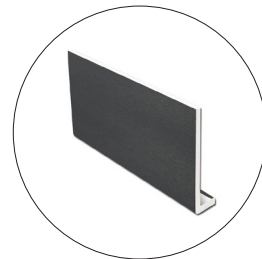


02 Bucket Handle Mortar Joint
Mortar mix =
2x Building sand
1x Sharp sand
1x cement

03 Rendered Banding
Limestone colour



05 Aluminium windows
and doors
RAL 7021
Black Grey



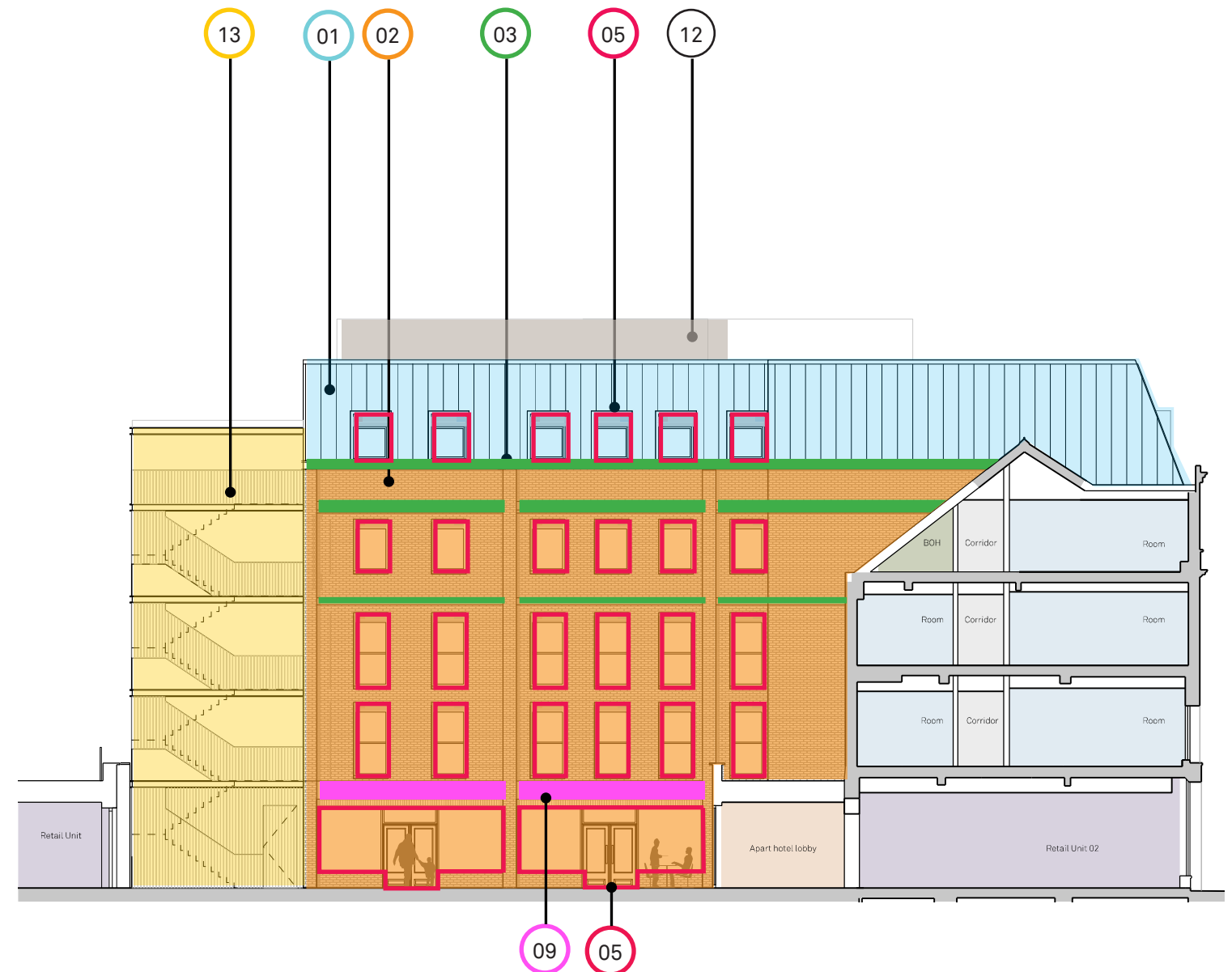
09 Signage Board -
Pressed aluminium
panel, RAL 7021
Black Grey



12 External Plant Screen
RAL 7021 Black Grey



13 Metal Balustrade
Painted
RAL 7021 Black Grey



EAST FACING COURTYARD ELEVATION

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

1.5 PROPOSED MATERIALITY

WEST FACING COURTYARD ELEVATION MATERIALS KEY



02

Ibstock Western Red Multi. A3055A

02

Bucket Handle Mortar Joint

Mortar mix =
2xBuilding sand
1x Sharp sand
1x cement

03

Rendered Banding Limestone colour

05

Aluminium windows and doors RAL 7021 Black Grey

09

Signage Board - Pressed aluminium panel, RAL 7021 Black Grey

12

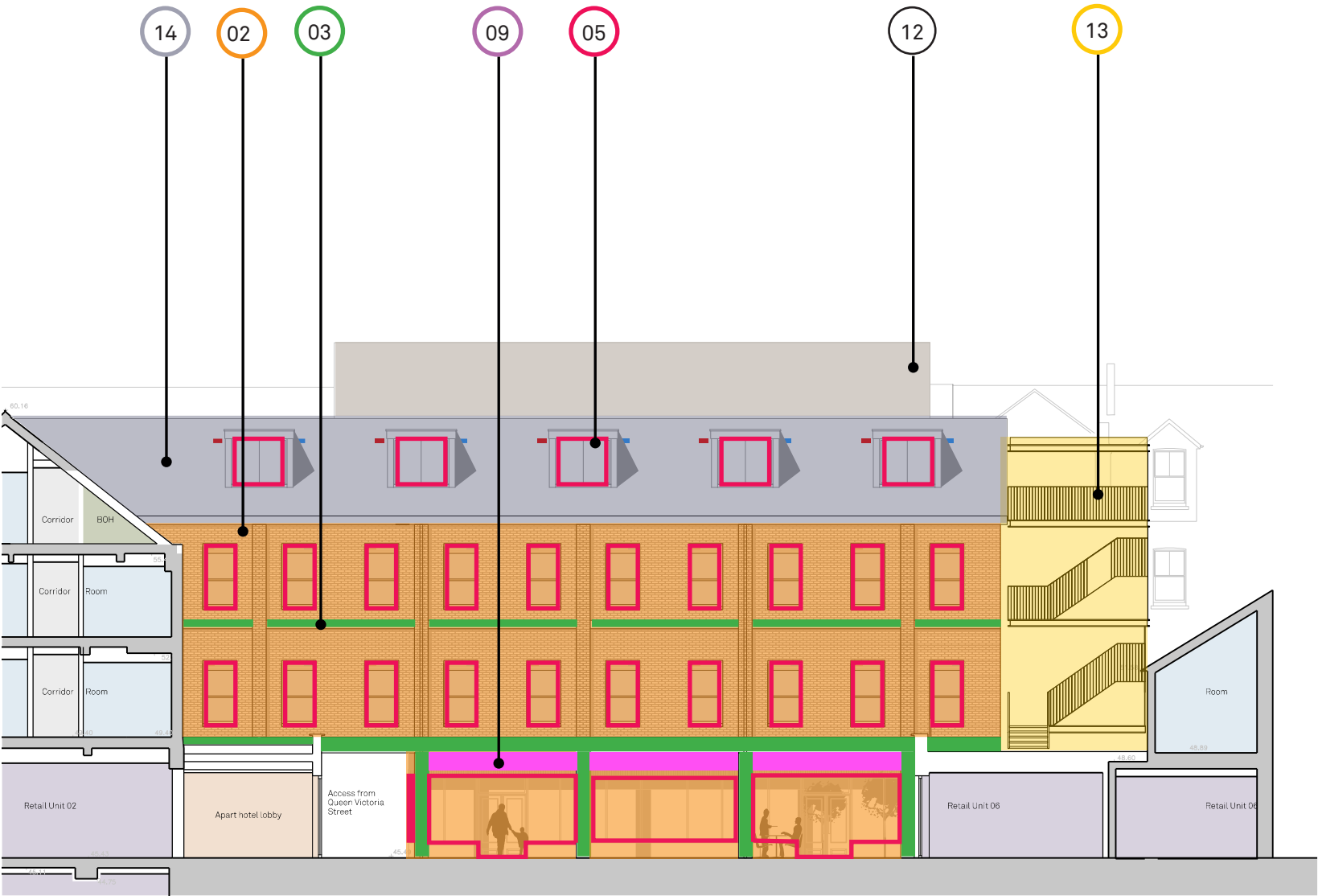
External Plant Screen RAL 7021 Black Grey

13

Metal Balustrade Painted RAL 7021 Black Grey

14

Natural Slate pitched roof with Aluminium Clad dormers



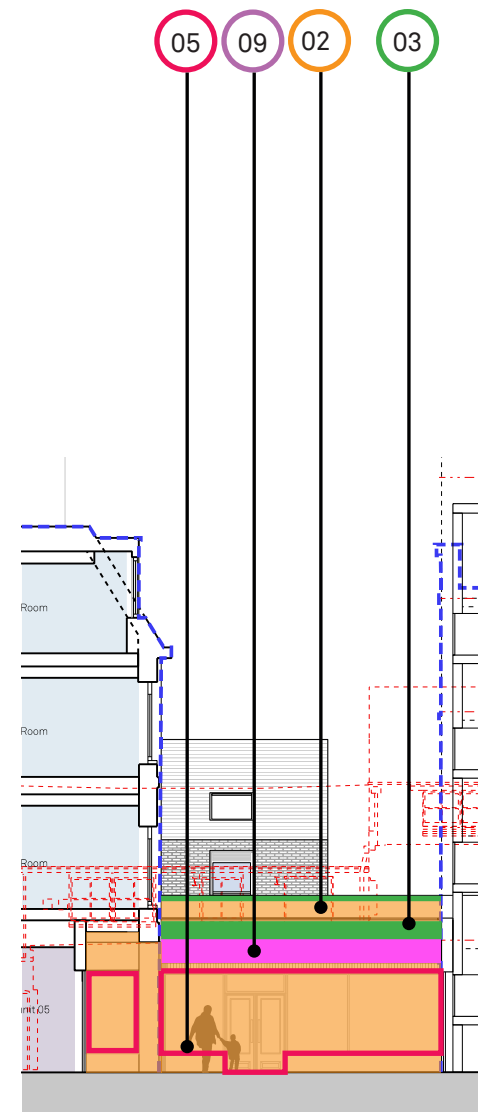
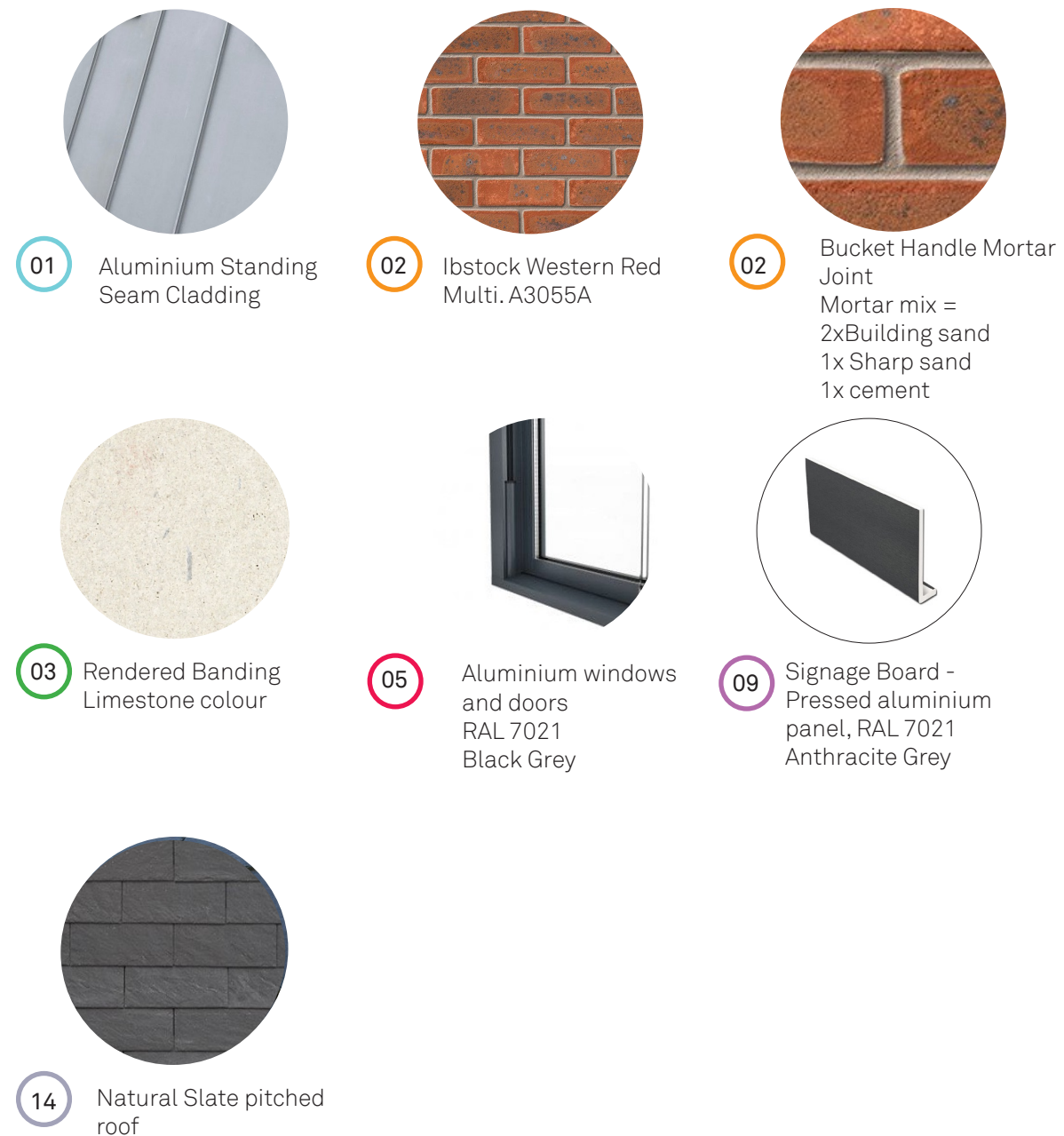
WEST FACING COURTYARD ELEVATION



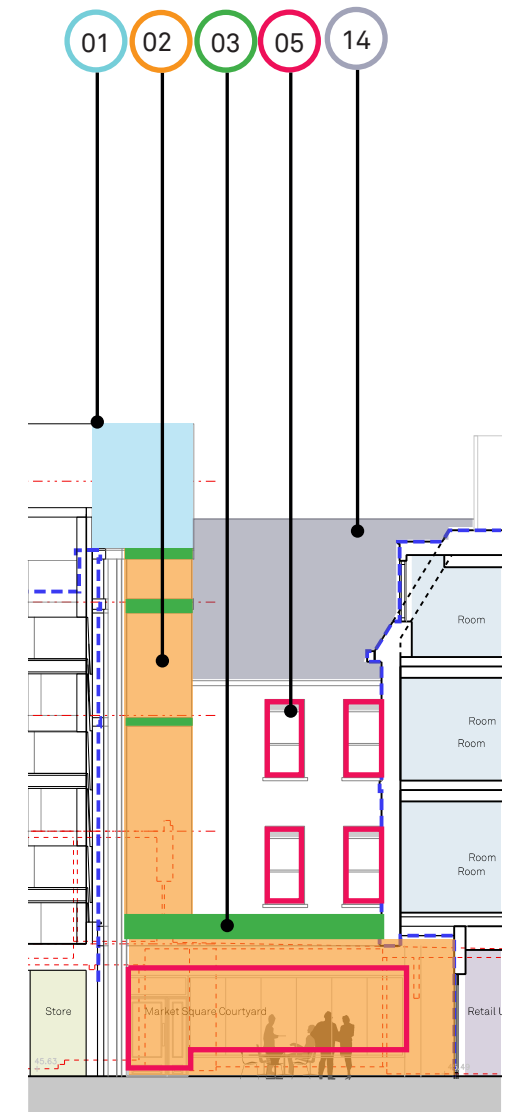
1-15 QUEEN VICTORIA STREET & 145 -148 FRIAR STREET, READING

1.5 PROPOSED MATERIALITY

NORTH AND SOUTH FACING COURTYARD ELEVATION MATERIALS KEY

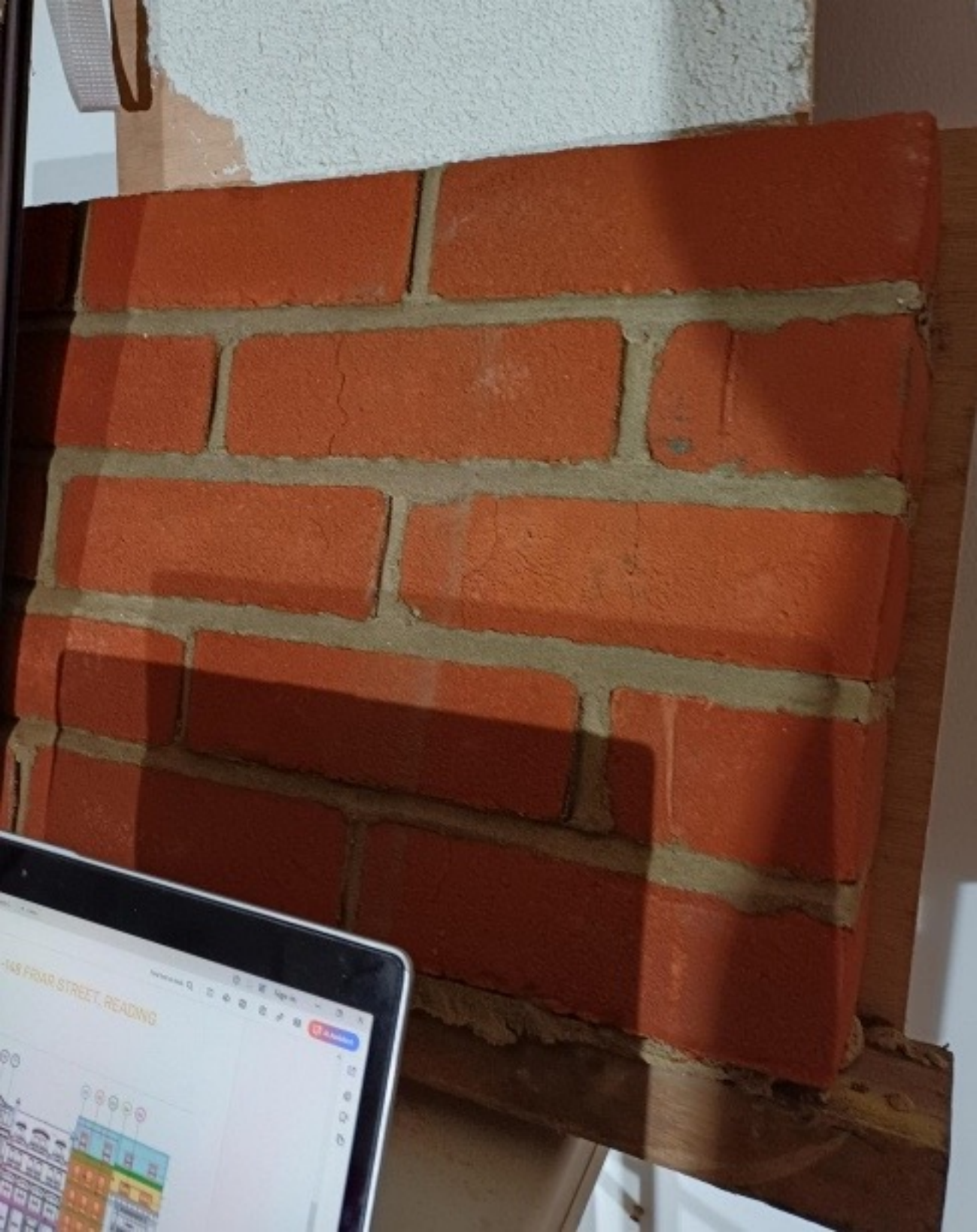


NORTH FACING COURTYARD ELEVATION



SOUTH FACING COURTYARD ELEVATION





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