

30 Queen Victoria Street, Reading, RG1 1TG:

Reading Borough Council

Full Planning Permission 24/0876 dated 31/05/25

***for the Change of Use from Class E(c)(i) Financial Services,
to 3No Residential Apartments (Class C3 Dwelling houses) on the first, second and third floors,
and Class E - Retail Use on The Ground & Basement Levels.***

Proposed Shop Front & Entrance Design

11th June 2025

Ian Benbow, RIBA Chartered Architect.



Existing Retail Shop Front:

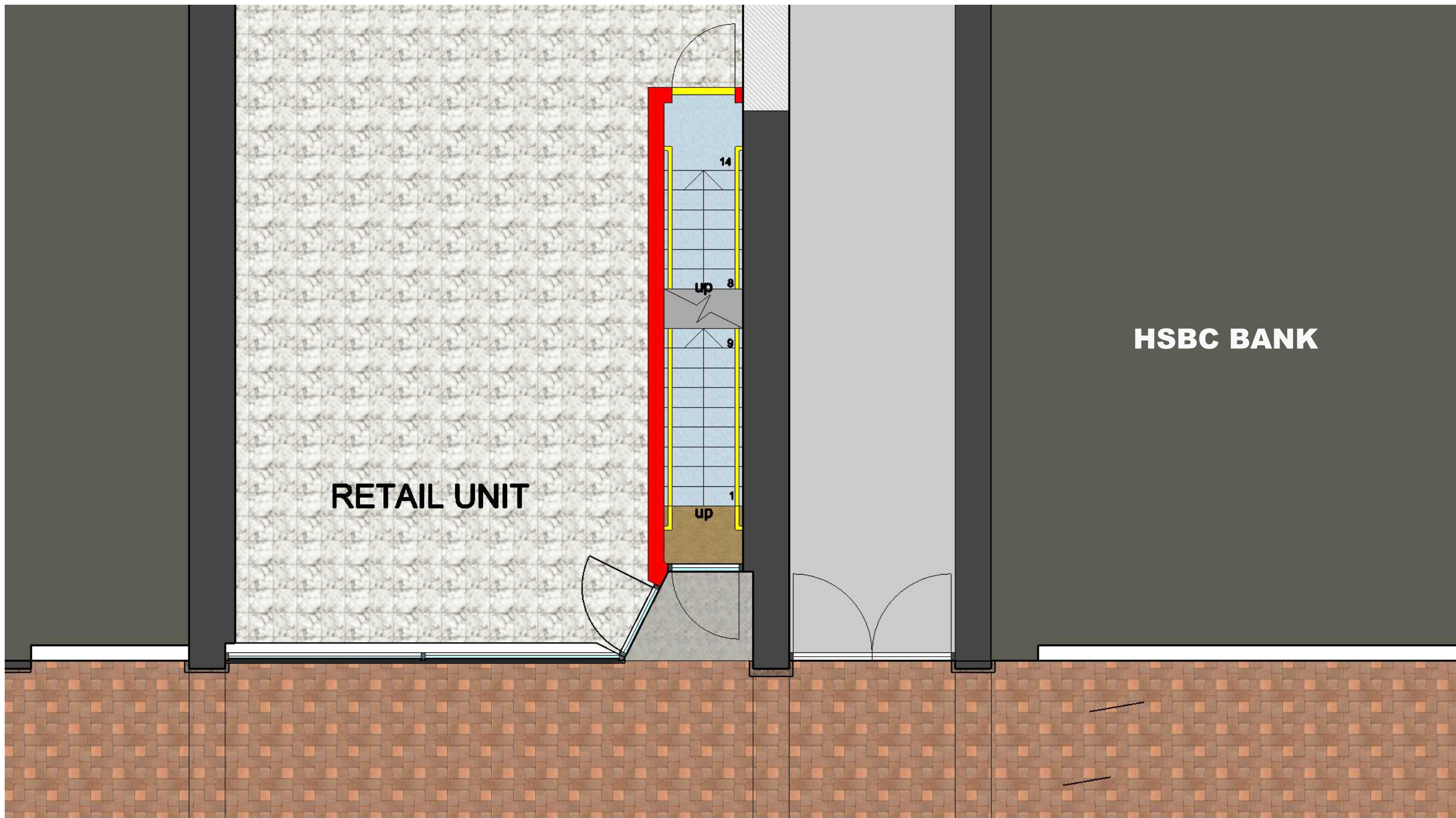
30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect

The Conservation Officers Requirements for the proposed shop front design : Dated 02/10/24:

- Please lower the stall raiser to its original height (as seen in historical photographs),
- remove transoms (or change their proportions as in the 1972 photo),
- consider two windows and one glazing bar for the shopfront for larger glazing.
- Please try to make an angled wall between the two entrances, so that the wall would not distract.
- Provide the material specification and design for the proposed doors and shopfront.
- Traditional materials should be used on historic buildings.
- The proposed dark colour is acceptable.

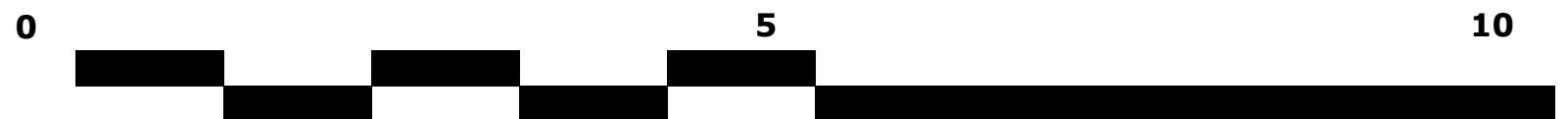


Conservation Officers Sketch Elevation of requirements:



30 Queen Victoria Street, Reading :
Proposed Revised - Entrance & Retail Unit Plan :
1:50 @ A3

Ian Benbow, RIBA Chartered Architect





- Hard Wood Cill
- Existing Granite Wall reduced in height
- Timber Framed Shop Window
- Entrance Door to 3No Apartments above
- Entrance Door to Retail Unit
- Existing HSBC Doors

30 Queen Victoria Steet, Reading : Proposed Revised - Entrance & Shop Front Design :

1:50 @ A3

Ian Benbow, RIBA Chartered Architect

