

30 Queen Victoria Street, Reading, RG1 1TG:

***Application to Reading Borough Council for
a Variation to a Condition & Listed Building Consent:***

***to revise the proposed design of the shop front
& apartment entrance.***

26th November 2025

Ian Benbow, RIBA Chartered Architect.



Existing Retail Shop Front:

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

Manufacturers Shop Drawings & Specification:

Materials & Design:

- All glazing bars and related sections will be constructed using **hardwood (Meranti)**.
- Timber Painted – Matt Black:
- All glazing will be **8.8mm laminated safety glass**.
- The agreed door style will follow the reference photo of the original door (attached).
- The new shopfront will be installed onto the brick wall to be prepared by the builders.
- Finish Existing Granite Cladding.

Installation Details:

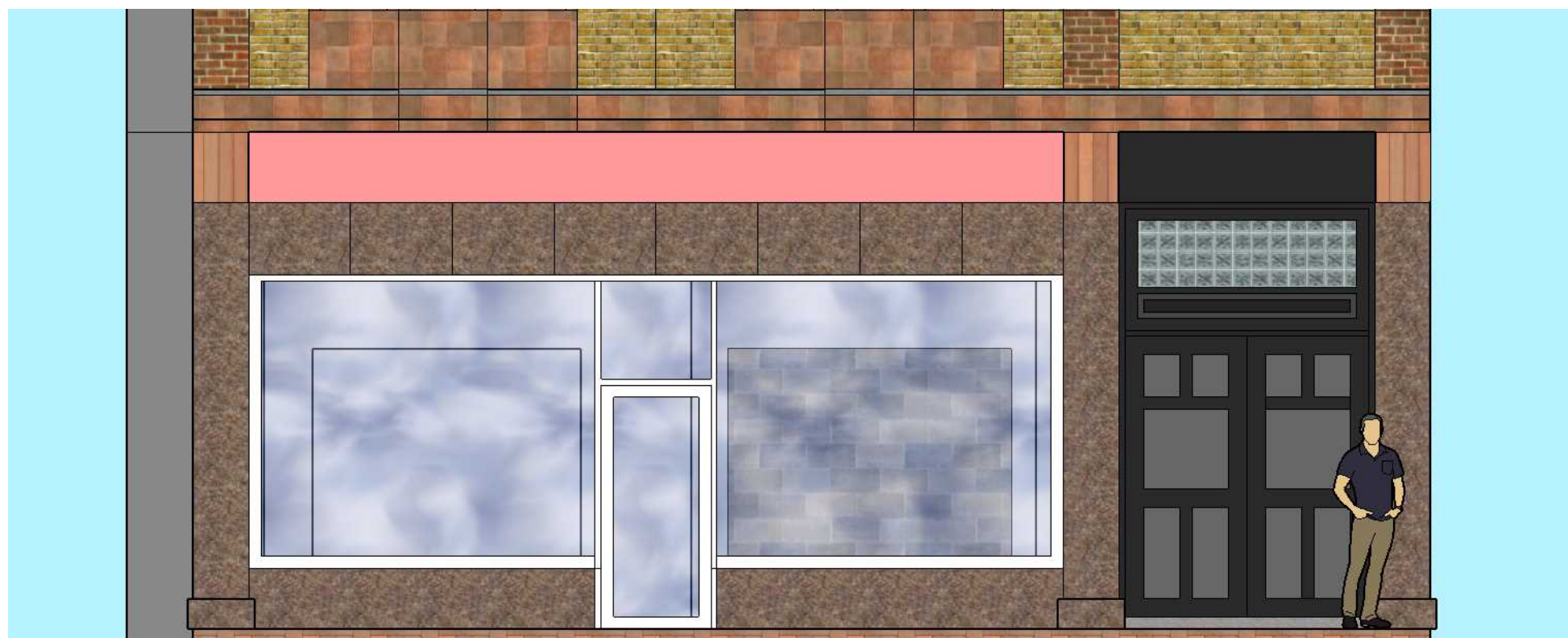
1. **Left Side:** The shopfront will be bolted securely into the left side wall (when viewed from outside).
2. **Right Side:** The shopfront will extend until it meets the internal wooden partition wall, which divides the shop floor space from the staircase of the flats. This right side of the shopfront will be bolted onto the partition wall, creating a corner and leaving the necessary access space for the shop flat entrance door.
 - The shop door will be positioned approximately **460mm from the corner**.
 - The corner section will be finished with **hardwood cladding**, matching the material and appearance of the shopfront.
3. **Door Security:** The door will be fitted with **one deadlock**, including an **internal thumb-turn option**.
4. **Door Handle:** A **600mm offset stainless steel pole handle** will be installed.
5. **Letter Plate:** The door will include a **stainless steel letter plate cover**.
6. **Closing Mechanism:** The door will be fitted with a **self-soft-closing overhead mechanism**.



30 Queen Victoria Street, Reading :
Existing Front Elevation :
1:100 @ A3

Ian Benbow, RIBA Chartered Architect

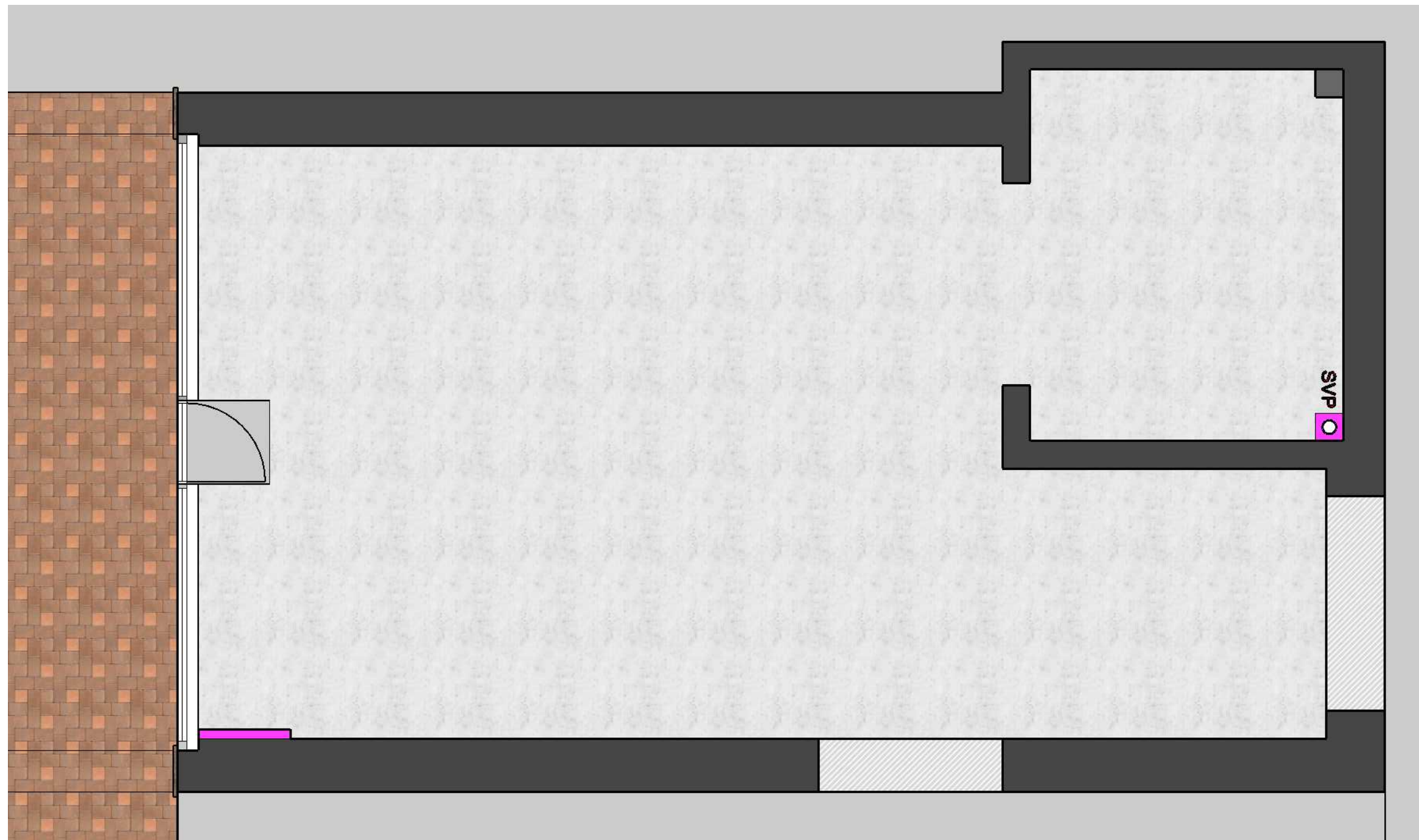




30 Queen Victoria Street, Reading :
Existing Shop Front Elevation :
1:50 @ A3

Ian Benbow, RIBA Chartered Architect

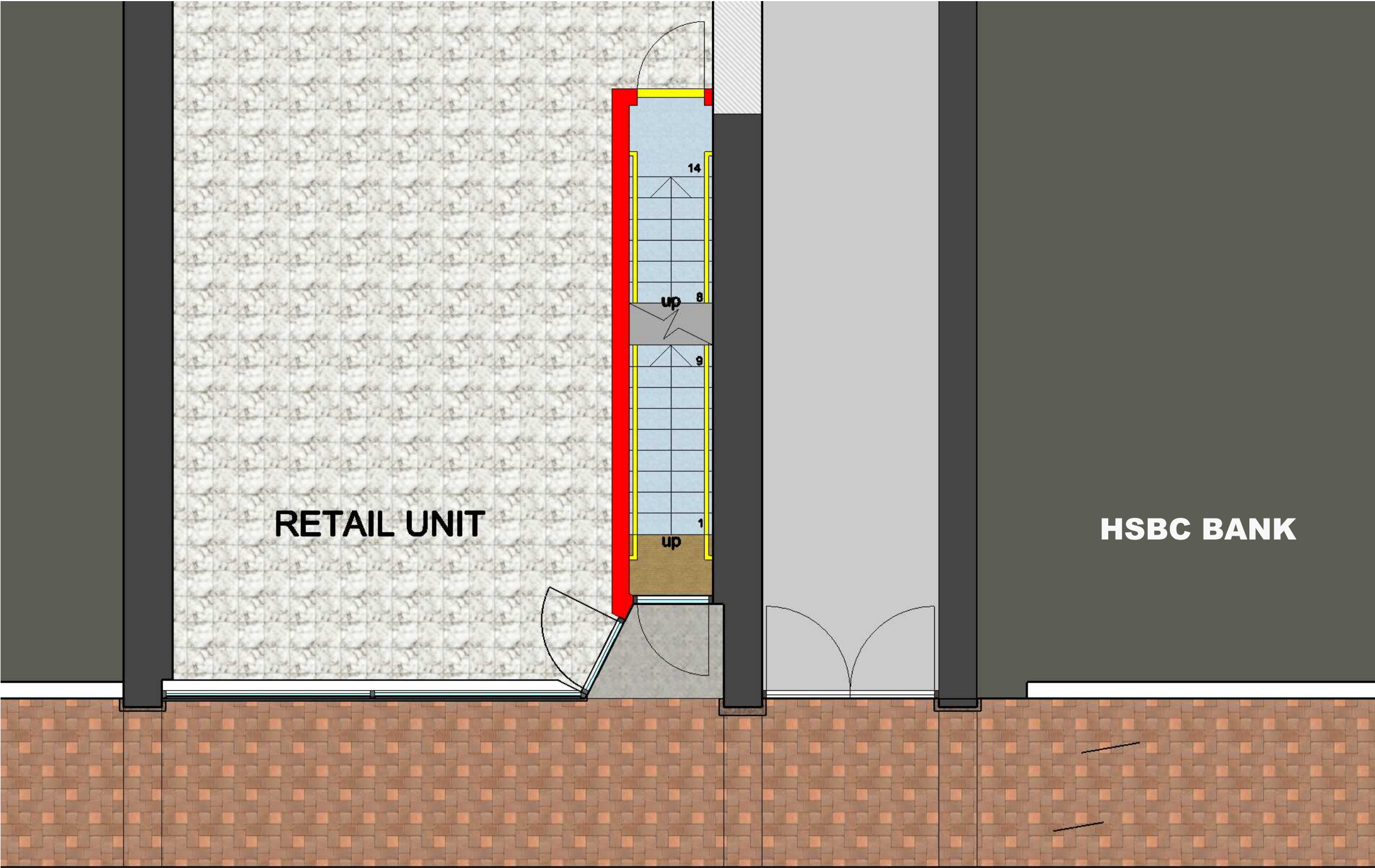




30 Queen Victoria Street, Reading :
Existing Ground Floor Plan :
1:50 @ A3

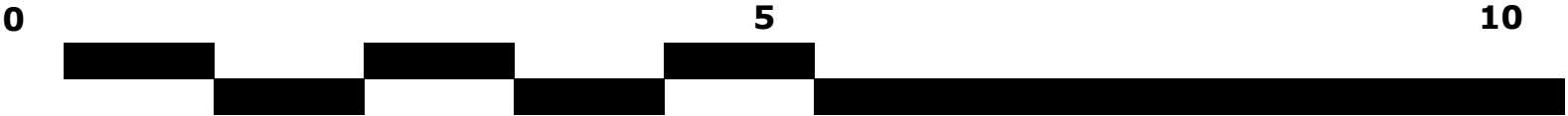
Ian Benbow, RIBA Chartered Architect





30 Queen Victoria Street, Reading :
APPROVED : 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

Existing HSBC Doors

Entrance Door to 3No Apartments above

Entrance Door to Retail Unit

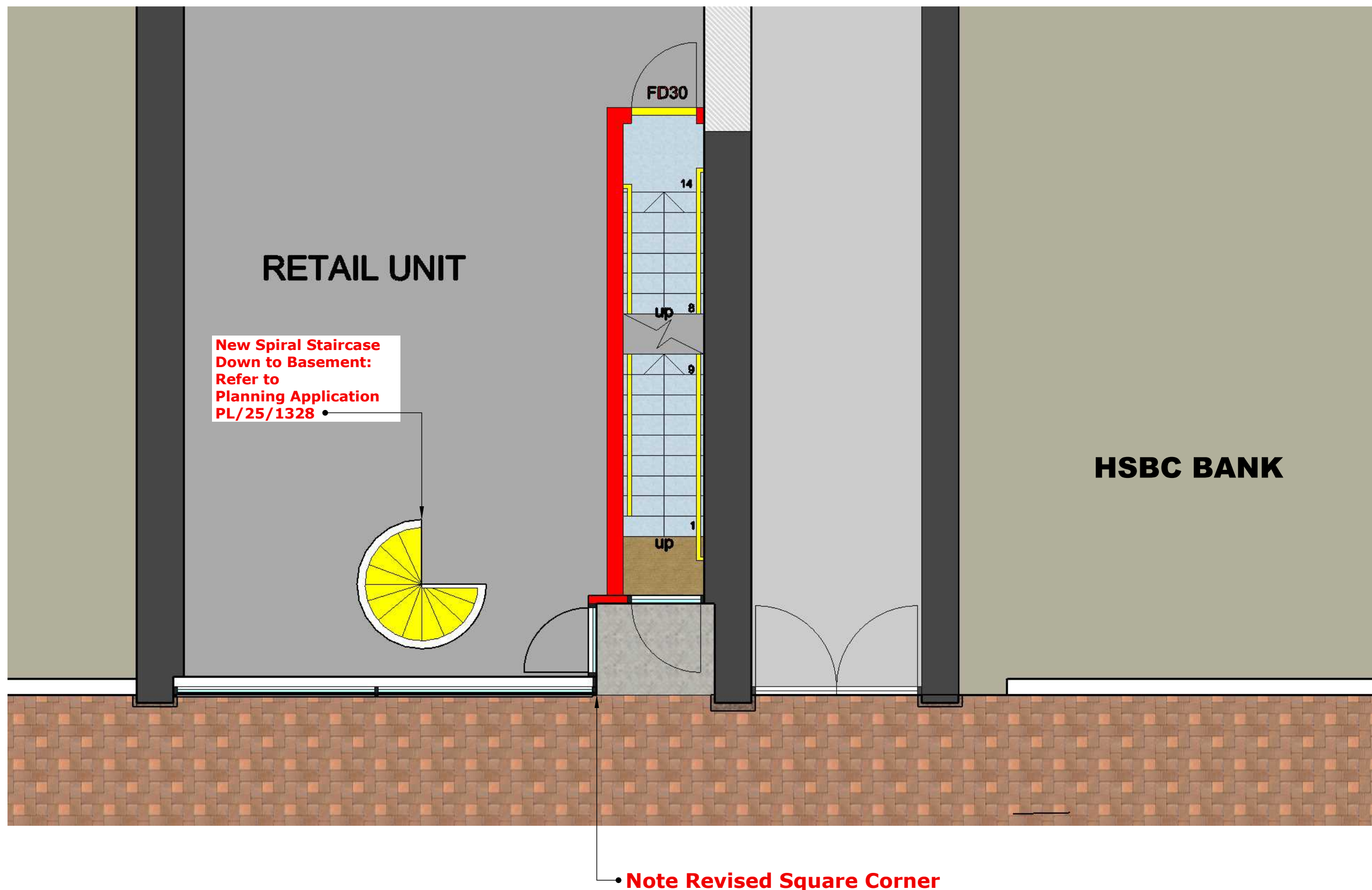
30 Queen Victoria Steet, Reading :

APPROVED : Entrance & Shop Front Design :

1:50 @ A3

Ian Benbow, RIBA Chartered Architect





30 Queen Victoria Street, Reading :
PROPOSED REVISED : Shop Front & Entrance Plan :

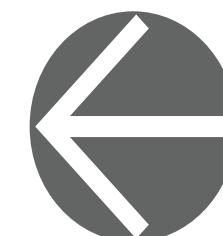
1:50 @ A3

Ian Benbow, RIBA Chartered Architect

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Hard Wood Window Cill •

Existing Granite Cladding •

Hardwood Window Frames •

Entrance to Retail Unit at Side •

• Entrance Doors to Apartments

• Fire Escape Doors to HSBC Bank

30 Queen Victoria Steet, Reading :

Proposed Revised : Shop Front & Entrance Door Elevation :

1:50 @ A3

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30 Queen Victoria Steet, Reading :

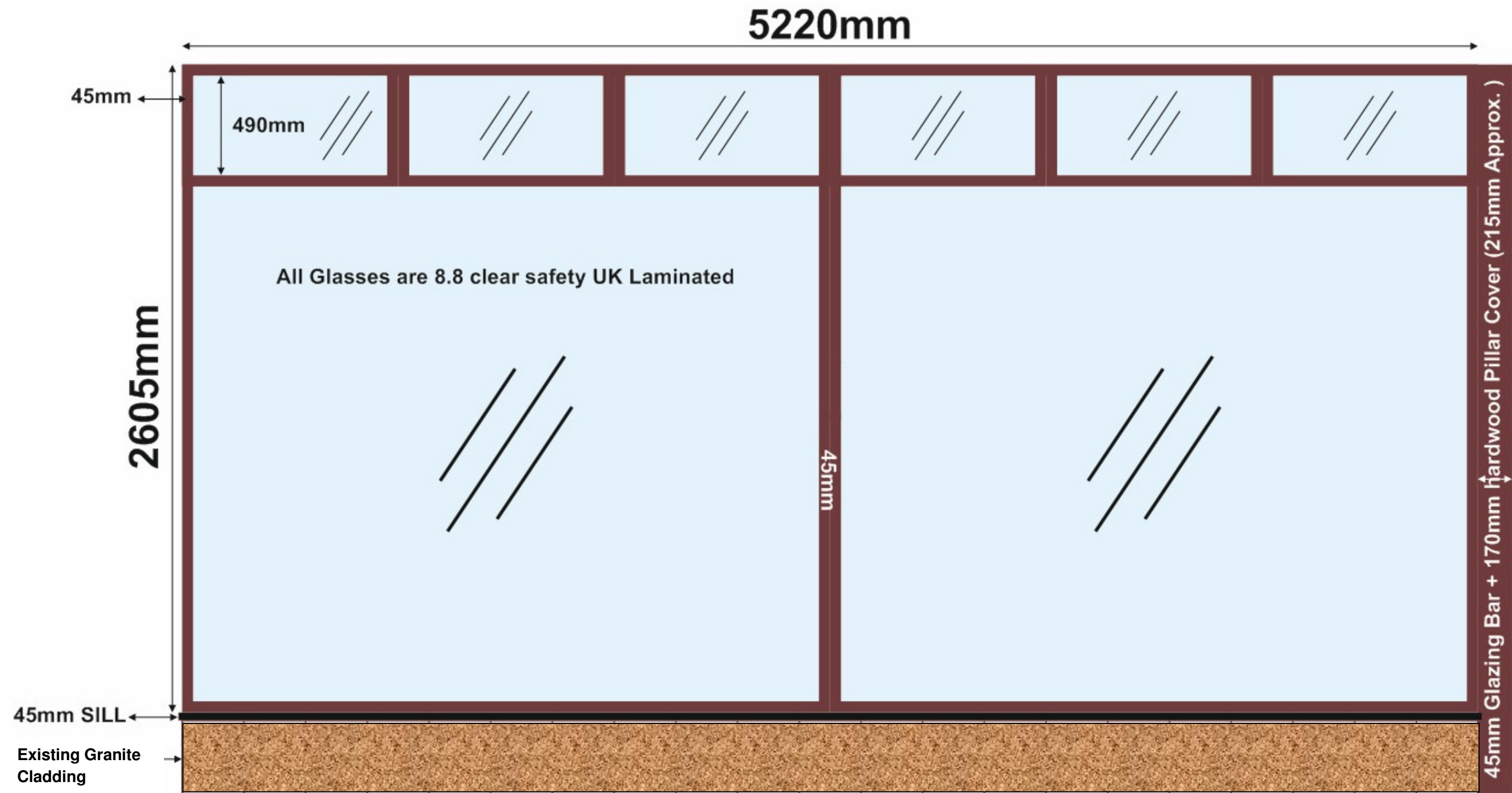
Proposed Revised : Shop Front & Entrance Door Elevation :

1:20 @ A3

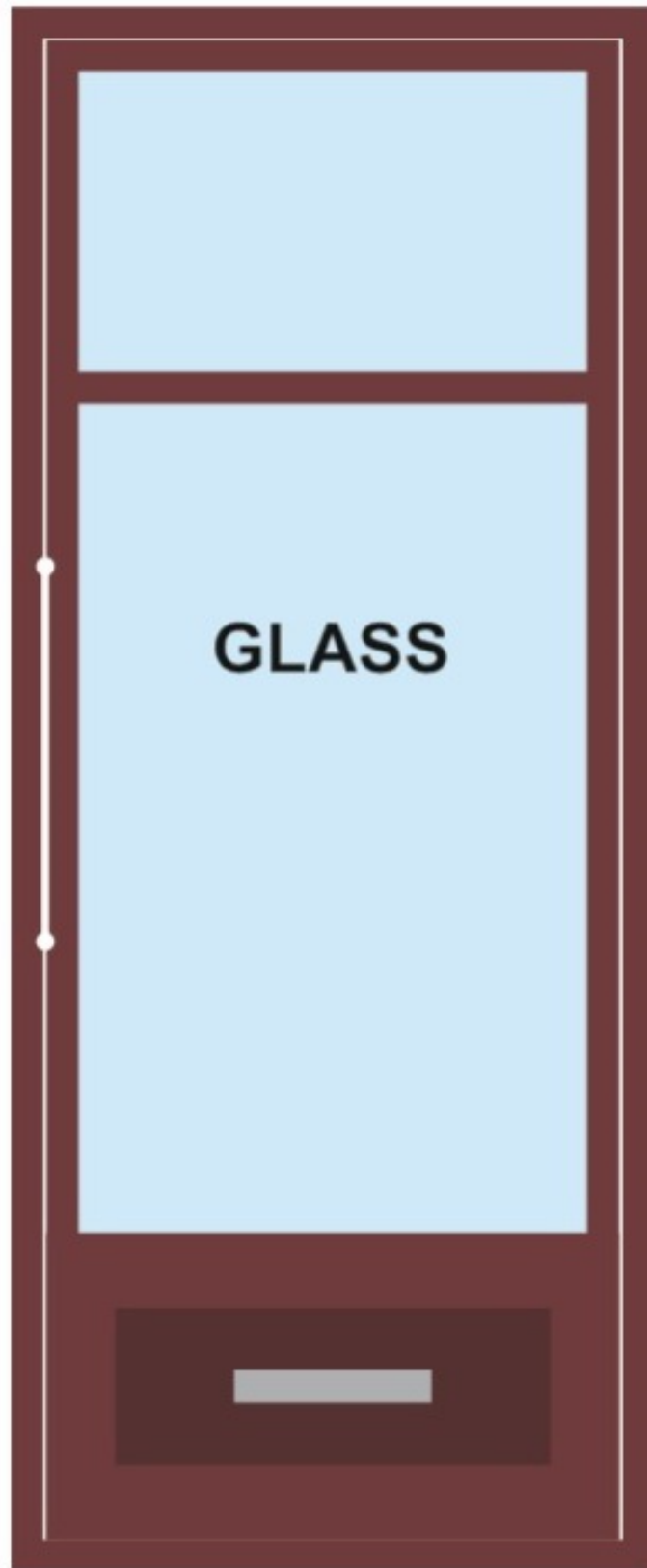
Ian Benbow, RIBA Chartered Architect

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Manufacturers Shop Drawing: Front Elevation :



Manufacturers Shop Drawing: Shop Unit Door:



Outside



Inside

Manufacturers Shop Drawing: Residential Front Door: