



ABBEY GARDENS - FAÇADE RENOVATIONS

Materials Schedule



Introduction

The purpose of this document is to provide details of the external materials to be used on the lower floor elevations at Abbey Gardens, with the view to discharging Condition 3 of planning permission reference **PL/26/0091**, dated 11th June 2026.

Condition 3 States:

"Prior to the relevant parts of the works commencing, a schedule of all new facing materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of the brickwork and mortar materials, together with joint profile and bond details are to also be provided on site of a minimum 1 square metre each – the approved details to then be retained on site and be available for inspection throughout the duration of the construction works. The development shall be carried out and thereafter maintained in accordance with the details approved."

Please note that a typical elevation drawing indicating the application of these proposed materials is included above for reference. A full set of detailed material elevation drawings and manufacturer specification sheets will be submitted alongside this document to complete the discharge application.

On-Site Inspection: A meeting on site at Abbey Gardens can be arranged at the Local Planning Authority's earliest convenience to view the physical 1 square metre sample panels of each of the brickwork and mortar materials.

LEGEND

- 01(A) - Brick Type 1 - Grey Multi Waterstruck - Wetherby 764
- 01(B) - Brick Type 2 - Terracotta Stock - Wetherby 687
- 01(C) - Brick Type 3 - Staffordshire Blue Brick - Wetherby 63413sb
- 02 - Aluclad Composite Windows and Doors - Russell Timber Technology - Colour: RAL 7039
- 03 - Painted Steel balustrade - Colour: RAL 7039
- 04 - Wetherby Thin Coat Render - Colour: RAL 7032

The Brick Slip Façade System

The proposal utilizes a high-quality, mechanically fixed Wetherby brick slip system on a Steel Frame Substrate (SFS). This provides an authentic masonry aesthetic while significantly reducing structural loading on the existing 1980s concrete frame.

The Brick Strategy

To reduce the perceived scale and articulate the massing, the building is treated as distinct architectural volumes using three brick types:

Brick Type 1 – South Block (Wetherby 764 - Grey Multi Waterstruck): A textured, weathered grey brick slip. Provides a subtle contrast to the rest of the scheme and acts as a direct architectural nod to the flint and limestone masonry of the adjacent Reading Abbey ruins.

Brick Type 2 – North & Central Block (Wetherby 687- Terracotta Stock)
This fulfills the original planning strategy for a warm, earthy brown palette . Featuring deep chocolate and umber tones with subtle surface variations, it gives the main building volume a solid, grounded, "industrial" weight. By adopting this darker, earthier tone, the brickwork establishes a clear, respectful contrast against the lighter buff and yellow masonry of the adjacent protected monument—ensuring the new elevation acts as a distinct, sympathetic backdrop rather than an imitation.

Brick Type 3 – Connecting Link & Details (Wetherby 63413sb - Staffordshire Blue): A smooth, deep charcoal/blue-black brick slip. Used for the recessed link and panels, its dark tone creates a visual "shadow gap" that separates the primary volumes.

Brickwork Detailing (For On-Site Sample Panels)

- **Bond Pattern:** Stretcher bond throughout, unless specified otherwise on drawings.
- **Mortar & Joint Profile:** Dark grey pointing mortar with a slightly recessed bucket-handle joint (to be demonstrated on the 1 sqm sample panels on site).

Render Elements

Render is strategically specified to replace the existing, dated stone bands where retention is structurally and practically unviable.

- **Product & Colour:** Wetherby Thin Coat Render in **RAL 7032 (Pebble Grey)**.
- **Location:** Recessed columns at the sides of the brick bays, and horizontal feature bands at the top and bottom of the brick bays.
- **Description:** A high-performance, silicone-based thin coat render providing a smooth, weather-resistant, and low-maintenance finish.
- **Rationale:** Replacing the unviable stone with a silicone thin-coat render creates a crisp, light architectural frame around the brick bays. Architecturally, these recessed render bands articulate the structural grid and break down the building's overall mass, softening the transition between the different brick types to prevent the façade from appearing monolithic. The lighter RAL 7032 tone provides a warm, soft neutral accent that subtly lifts the elevation while elegantly complementing the darker RAL 7039 fenestration and balcony metalwork.



Brick Type 2
Wetherby 687– Terracotta Stock



Brick Type 3
Wetherby 63413sb - Staffordshire Blue



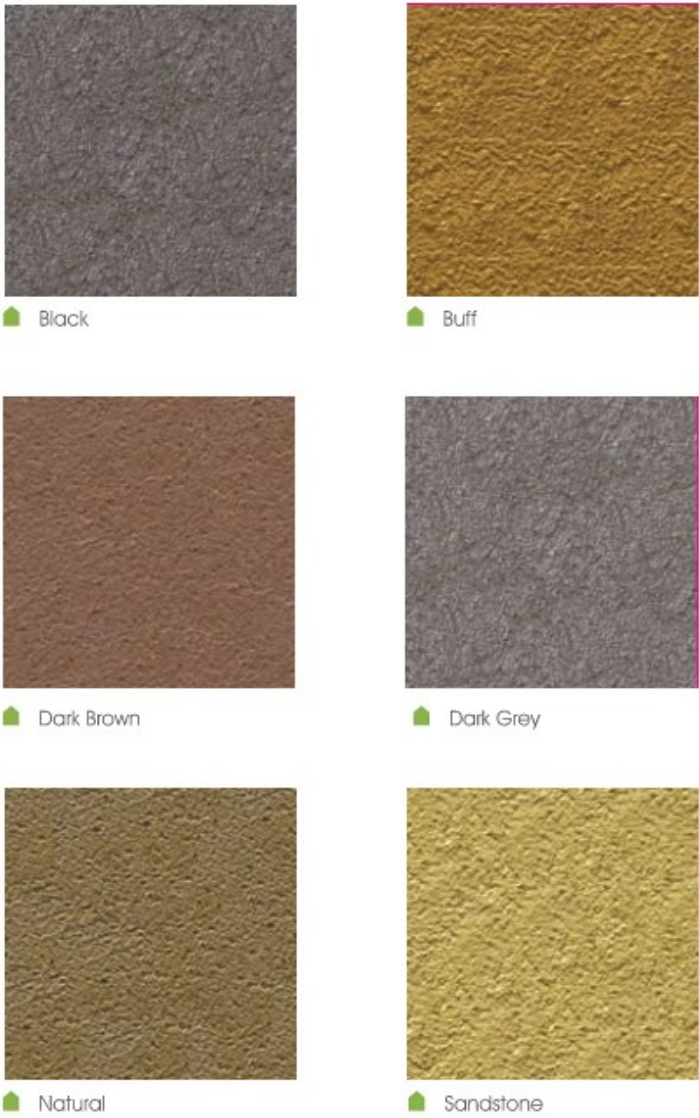
Brick Type 1
Wetherby 764 - Grey Multi Waterstruck



Render: Wetherby Thin Coat Render in RAL 7032 (Pebble Grey).

Mortar Colours

The Wetherby brick slip system offers six standard mortar choices, as shown in the graphic to the right. Our baseline proposal—and the primary sample panel currently pointed on site—utilized a Dark Grey mortar across all brick selections to establish a clean, contemporary grid. However, following feedback from the Design Review Panel, we are open to considering alternative mortar pairings if required to achieve the finest possible visual harmony with the surrounding historic fabric. The accompanying photographs show physical samples of Sandstone and Buff mortars resting against the existing brick panel for an initial visual comparison; please note these are currently placed on the panel surface rather than pointed into the joints. To ensure complete confidence under natural light, we are fully prepared to rework the on-site sample panel with these alternative mortars fully installed in the joints for final inspection and sign-off by the Local Planning Authority.



Wetherby Mortar Colours



Buff & Sandstone Mortar Colours



Buff Mortar sample— on Brick Type 1



Sandstone Mortar sample— on Brick Type 1



Buff Mortar sample— on Brick Type 2



Sandstone Mortar sample— on Brick Type 2

Fenestration and Metalwork

To ensure a high-quality residential finish, all fenestration and projecting metalwork elements have been color-matched to provide a unified, contemporary appearance against the masonry:

Windows and Balcony Doors (AluClad System):

Product & Specification: High-performance AluClad windows and doors manufactured by Russell Timber Technology, finished externally in PPC RAL 7039 (Quartz Grey).

Description: A premium composite system featuring a durable, low-maintenance, polyester powder-coated (PPC) aluminium exterior casing bonded to a sustainably sourced timber internal core. High-level louvered ventilation panels are built directly into the frame head above the glazing units, finished in matching PPC RAL 7039.

Rationale: The composite construction offers exceptional thermal performance and weather resilience. Integrating the ventilation into sleek louver panels above the frames resolves ventilation requirements within the fenestration assembly itself. Crucially, this detail eliminates the need for external airbricks or plastic vents, preserving the unbroken, clean aesthetic of the new brick slip and render façade.

Balconies & Balustrades:

Product & Specification: Custom balustrades constructed from 50mm x 10mm galvanized steel flat plates, factory-finished in RAL 7039 (Quartz Grey).

Description: Precision-engineered vertical flat plate steel balustrades providing structural rigidity, safety compliance, and a refined contemporary aesthetic.

Rationale: The slim vertical flat plate arrangement establishes an elegant architectural rhythm across the façade, offering essential fall protection and privacy without creating visual bulk or blocking daylight. Hot-dip galvanizing under the PPC finish ensures long-term corrosion resistance, while color-matching to the window frames avoids visual clutter.

Balcony Soffits:

Product & Specification: Pressed aluminium soffit lining panels, finished in PPC RAL 7039 (Quartz Grey).

Description: High-grade aluminium soffit panels designed to fully enclose the underside of the projecting balcony structures.

Rationale: Because projecting balconies are prominent visual features when viewed from pedestrian street level, the soffit liners serve a critical aesthetic function by neatly concealing structural steelwork, fixings, and drainage runs. Finished in matching RAL 7039, they present a clean, solid, and high-end underside that integrates seamlessly with the balustrades and window frames.



AluClad window sample—Russell Timber Technology



Louvre sample—Russell Timber Technology



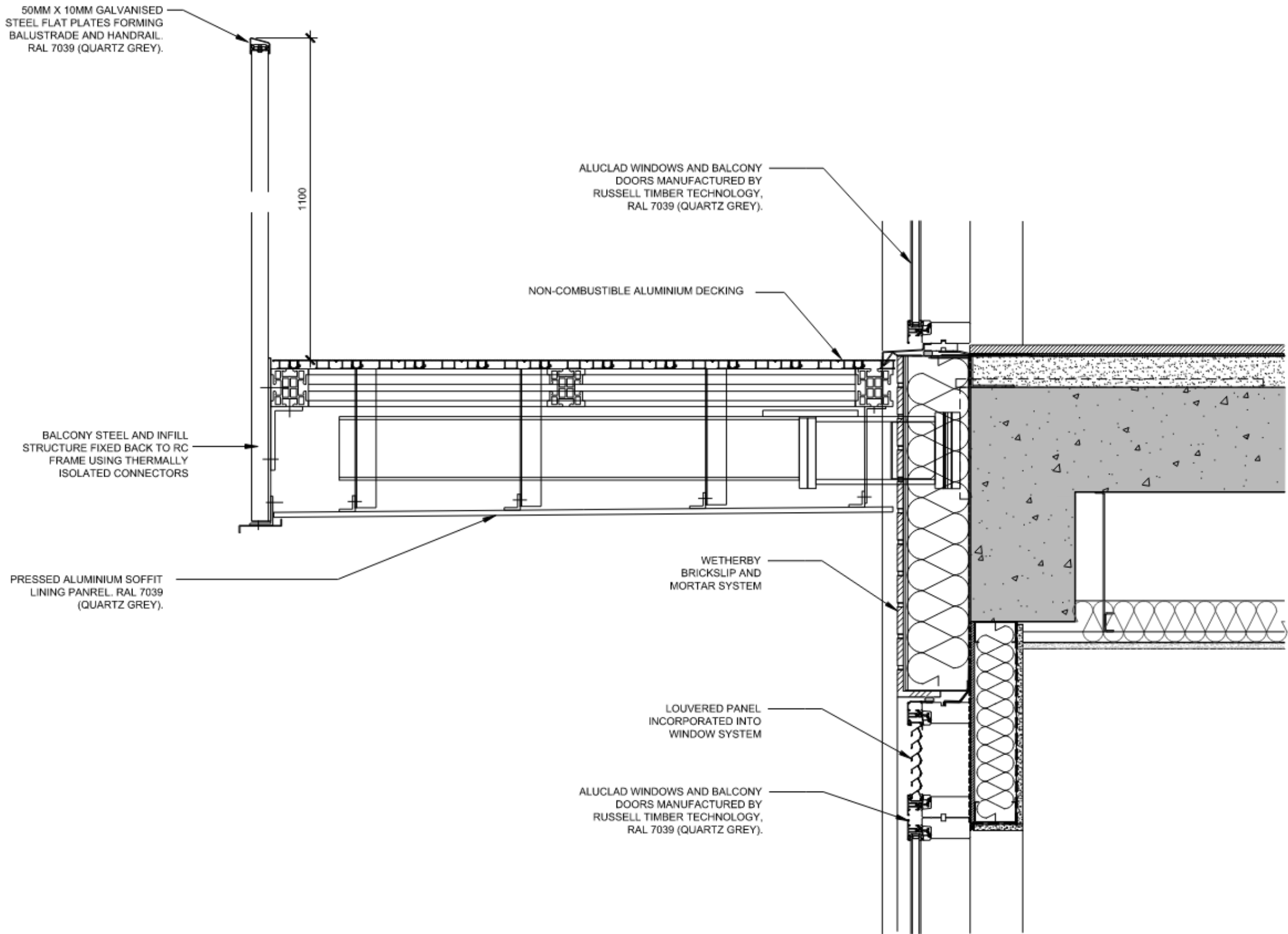
Typical Construction Detail

The section drawing to the right illustrates the physical junction where the key façade materials meet. It demonstrates the interface between the Russell Timber AluClad doors / windows, the Wetherby brick slip system, the RAL 7032 render band, and the projecting balcony with its soffit liner.

Further construction details have also been included in the drawing pack.

Design and Technical Justification for Material and System Choices

The Wetherby External Wall Insulation (EWI) brick slip and render system was selected primarily to minimize structural dead weight on the existing frame and footings, avoiding the costly structural upgrades and foundation works that traditional full-bed brickwork or heavy stone cladding would demand. By wrapping the outer envelope in lightweight continuous insulation, the system eliminates cold bridging and maximizes thermal efficiency without reducing internal floor space or altering the building footprint. Crucially, the brick colors—specifically Wetherby 687 (Terracotta Stock) for the North & Central Block and Grey Multi Waterstruck for the South Block—were chosen to closely resemble the warm earthy brown and flint-grey tones advised in the original planning application. Internal insulation alternatives were discounted because they introduce severe cold-bridging risks at floor junctions and eat into habitable interior space. Complementing the wall envelope, high-performance AluClad windows in Quartz Grey (RAL 7039) combine an insulating timber core with a durable, weather-resistant powder-coated aluminium exterior that ties seamlessly into matching pressed aluminium soffits. To protect the visual integrity of the façade, the window frames feature integrated frame-head trickle louvres for trickle ventilation. This eliminates the need for standalone external airbricks, which would punch unsightly holes in the brick-slip finish and introduce localized thermal weaknesses. Standard uPVC options were discounted due to their lack of structural rigidity and bulkier sightlines, while all-timber frames were ruled out due to the high ongoing maintenance required at elevated levels. Finally, the balcony system incorporates lightweight engineered steel decking supported by proprietary thermal-break connectors anchored directly back to the structure. This preserves the continuity of the surrounding Wetherby insulation envelope while creating slim, elegant amenity spaces. Standard continuous steel supports were rejected because they act as major cold bridges, transferring external cold directly into living spaces and causing internal condensation.



TYPICAL WINDOW / BALCONY DETAIL