

**CADRA'S comments relating to condition 3 (External Materials, Detailed Design and Schedule of Works) arising from permitted applications PL/24/1531 & PL/23/1257.**

This is one of the most important listed buildings in the St Peter's Conservation Area, lying at the heart of the historic gateway to Caversham from Reading town and Oxford.

CADRA is concerned that the proposals will not reflect the building's historic nature and have a negative impact on the surrounding conservation area street scene. Whilst we welcome the approach that provides a more traditional front, the finished details must reflect and blend with the traditional appearance, seen in the shops to the left and especially the cottages to the right. The latter are largely unaltered since they were built.

**1. Inadequacy of Documentation**

The materials sheet provided is a supplier's brochure, and such is insufficient for a listed building application. It fails to specify how and where each example will be used on the building's front elevation, appearing to focus solely on the rear elevation. We would expect to see a comprehensive statement that explicitly links materials to the front facade.

**2. Concerns Regarding Joinery and Windows**

- **Church Street Entrance:** The proposed doors are too modern in both design and colour. A more traditional approach is necessary to respect the heritage of the streetscape.
- **Dormer Windows:** The proposal to use brown frames with black fascias is unacceptable. This creates a harsh, unsightly contrast that is not in keeping with the adjoining properties. They should blend subtly with the roofline.
- **First Floor Glazing:** Confirmation is required that the new first-floor window will be an exact match to the two existing windows in profile, material, and white finish.

**3. Finishes and External Fixtures**

- **External Rendering:** It is unclear if or how the first-floor walls will be finished. They should match the existing white colour, and that of adjoining buildings.
- **Drop Shades:** Whilst the inclusion of shaded downward lighting above the shop windows does reflect lights from an early 20<sup>th</sup> century photo, more details are required to ensure they are suitable.
- **Ground Floor Frames:** The transition from black to light grey for the ground floor frames is noted and, in principle, appears acceptable.

**4. Illumination and Signage**

The application lacks detail regarding the "illuminated panel" and "external lighting." For a listed building, it is vital to understand the scale, brightness, and fixings of any lighting to prevent "light wash" and ensure the fixtures are not invasive to the masonry. It is wholly unacceptable to have failed to give this information.

**Consultation Deadline**

Because of the continuing inadequacy of the documentation, we ask for an extension of the current deadline (currently 26 January), to allow the applicant time to supply the details and for CADRA and other parties to consider their responses

**Conclusion**

CADRA urges the planning officer to request detailed revised plans. On the Church Street side, the designs and colouring are needed for the doors, dormers, walls, and lighting, to ensure the building's listed status is protected. In the absence of further information CADRA objects to this application.