

Ground Floor, 9 Crescent Road, Wokingham, RG40 2DB

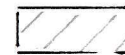
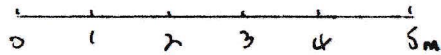
Design & Access Statement

The existing exterior of the building will remain unchanged in line with the proposed new internal layout.

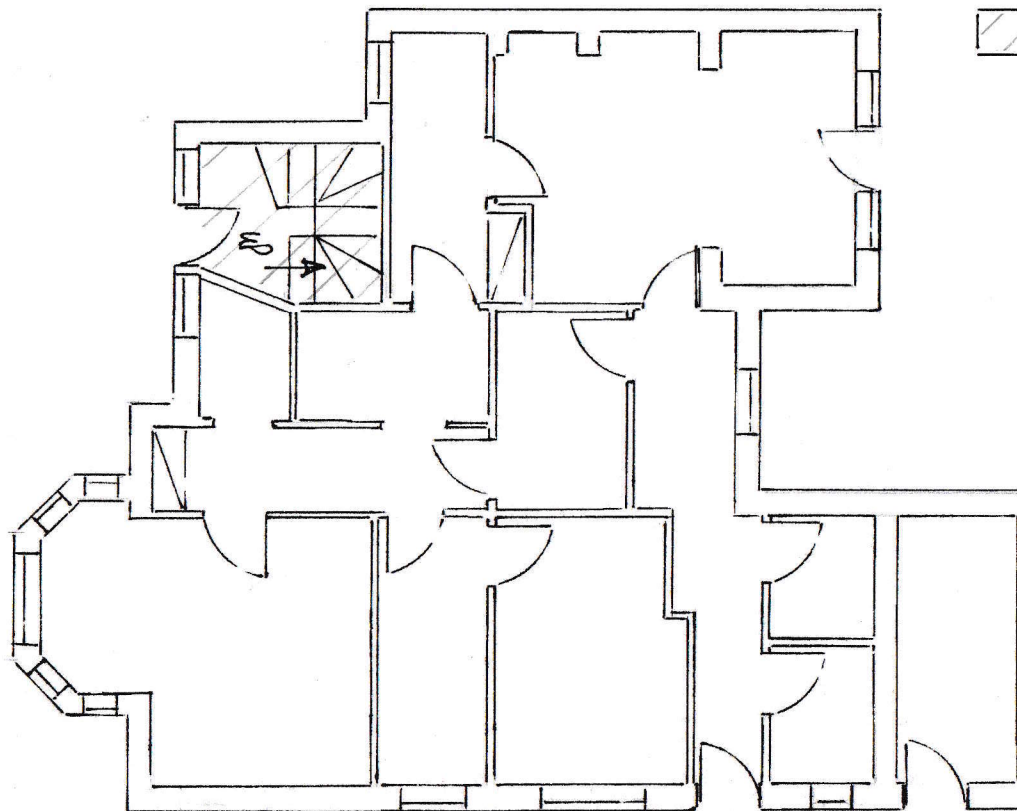
The access for the 1st & 2nd floor existing flats remains unchanged & separate from the existing beauty salon on the ground floor. The existing ground floor entrance remains unchanged for the proposed ground floor flat. This is a new change of use & internal layout application.

There is adequate existing parking in the existing garage & outside on the existing hard standing, as identified on the site plan, for the proposed ground floor flat. The 1st & 2nd floor flats will be tenanted & parking to be on the road as per the existing arrangement for the 2nd floor flat tenant.

There is no additional fire escape for the proposed ground floor flat, however in order to comply with Building Control, there will be heat & smoke alarms in the required positions internally



Flats 1st & 2nd Flr.
Entrance Area



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @
A4

Existing
Ground floor
Plan

NB Check All
Measurements
On Site

0 1 2 3 4 5m

Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Existing Front
Elevation

NB Check All
Measurements
On Site



0 1 2 3 4 5m



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @
A4

Existing North
Side Elevation

NB Check All
Measurements
On Site

0 1 2 3 4 5m



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Existing Rear
Elevation

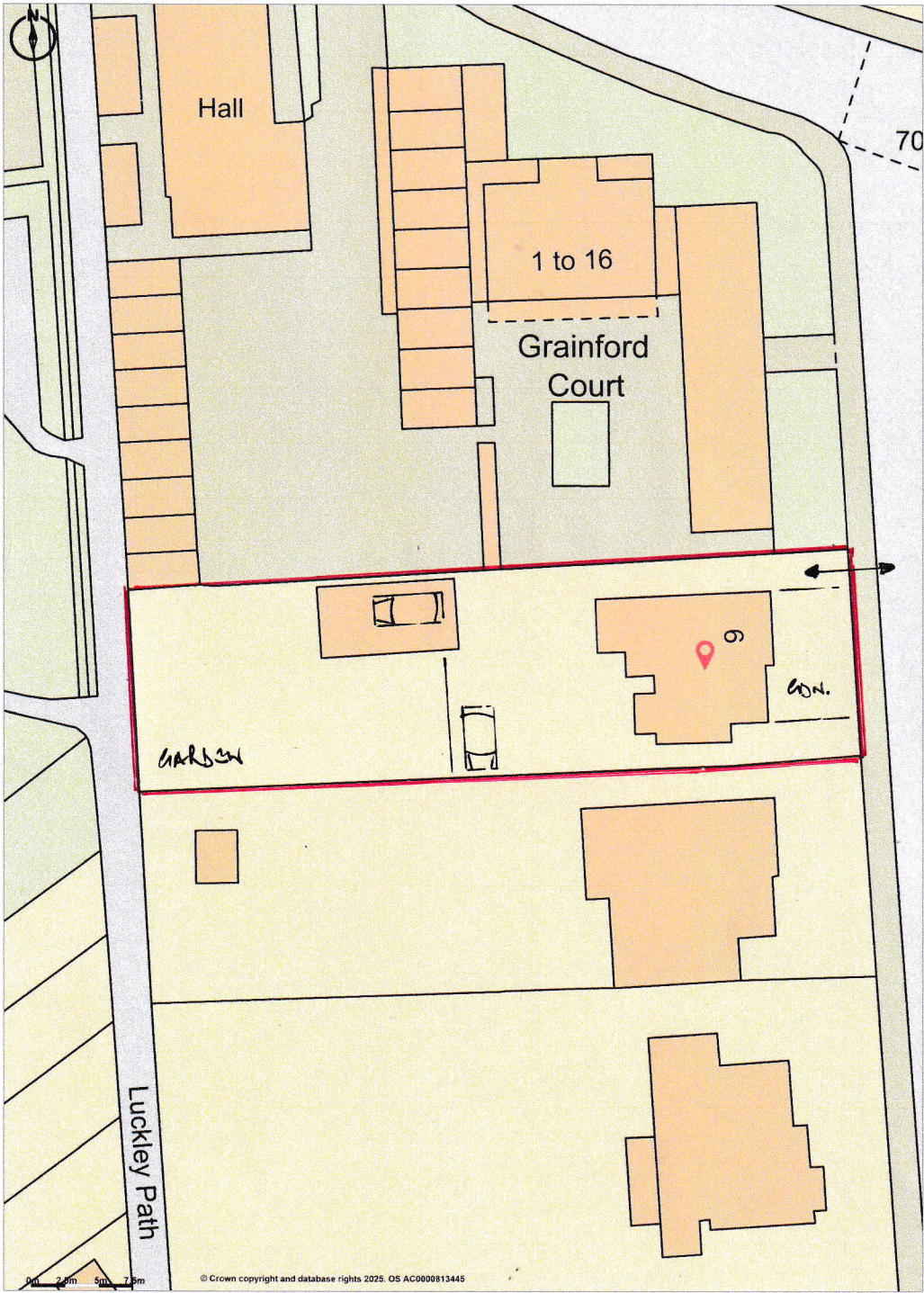
NB Check All
Measurements
On Site

Ground Floor
9 Crescent
Road
Wokingham
RG40 2BD

Scale 1:500 @
A4

Existing Site
Plan

NB Check All
Measurements
On Site



Promap
LANDMARK INFORMATION

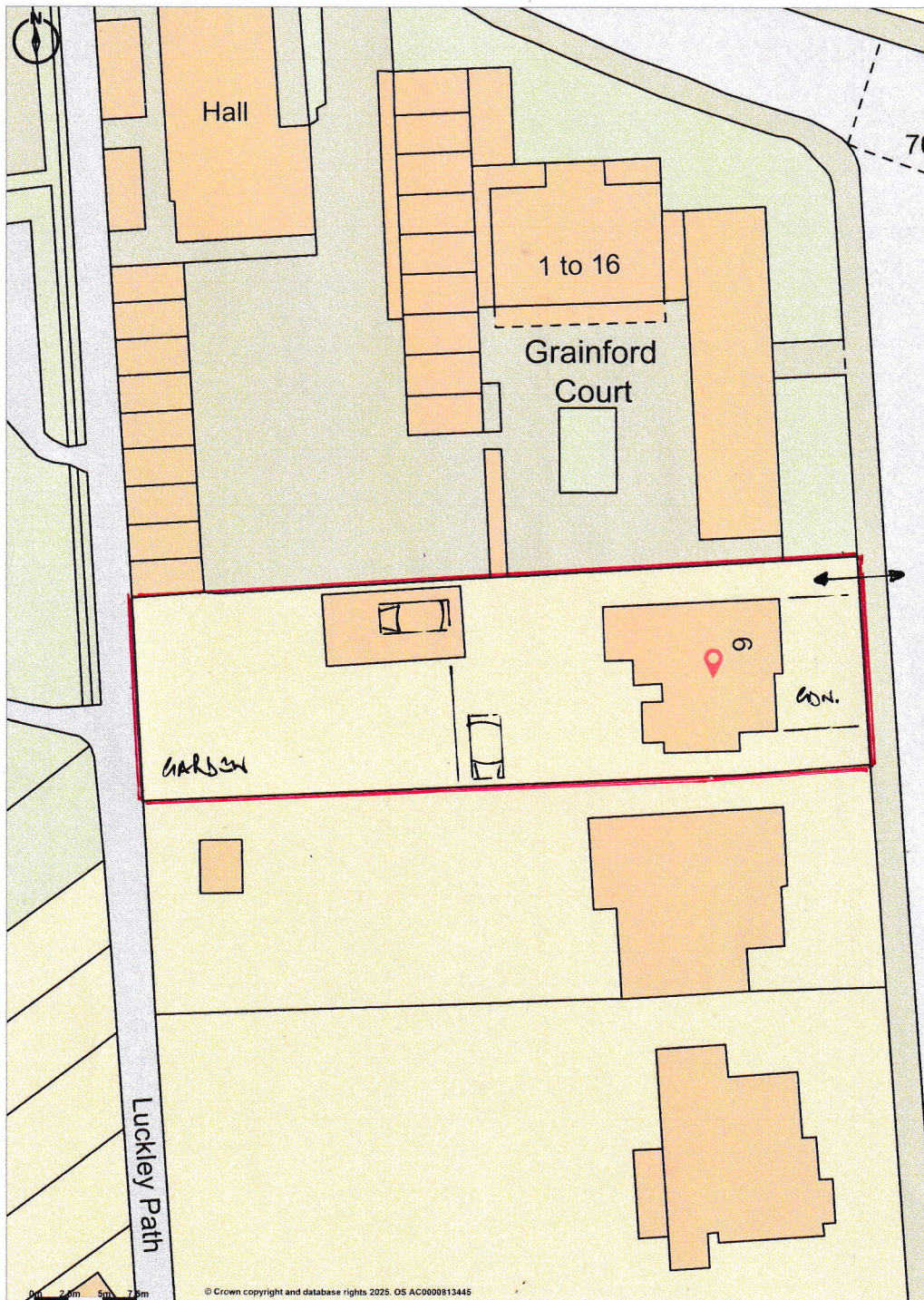
© Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:500. Paper Size - A4

Ground Floor
9 Crescent
Road
Wokingham
RG40 2BD

Scale 1:500 @
A4

Existing Site
Plan

NB Check All
Measurements
On Site



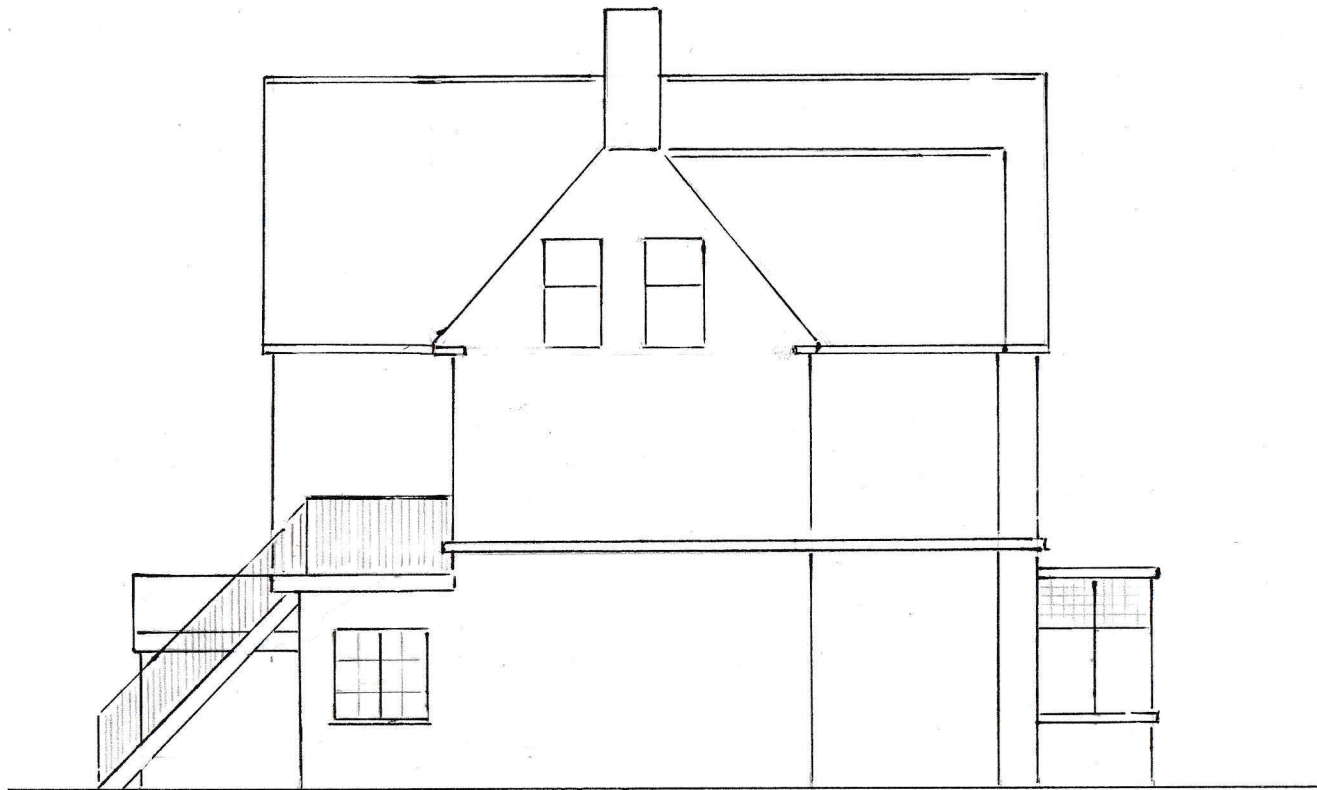
0 1 2 3 4 5m

Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Existing South
Side Elevation

NB Check ASll
Measurements
On Site





Promap
LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:1250. Paper Size - A4

0 1 2 3 4 5m

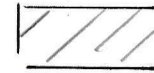
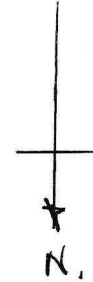
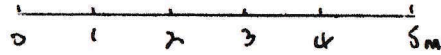
Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @
A4

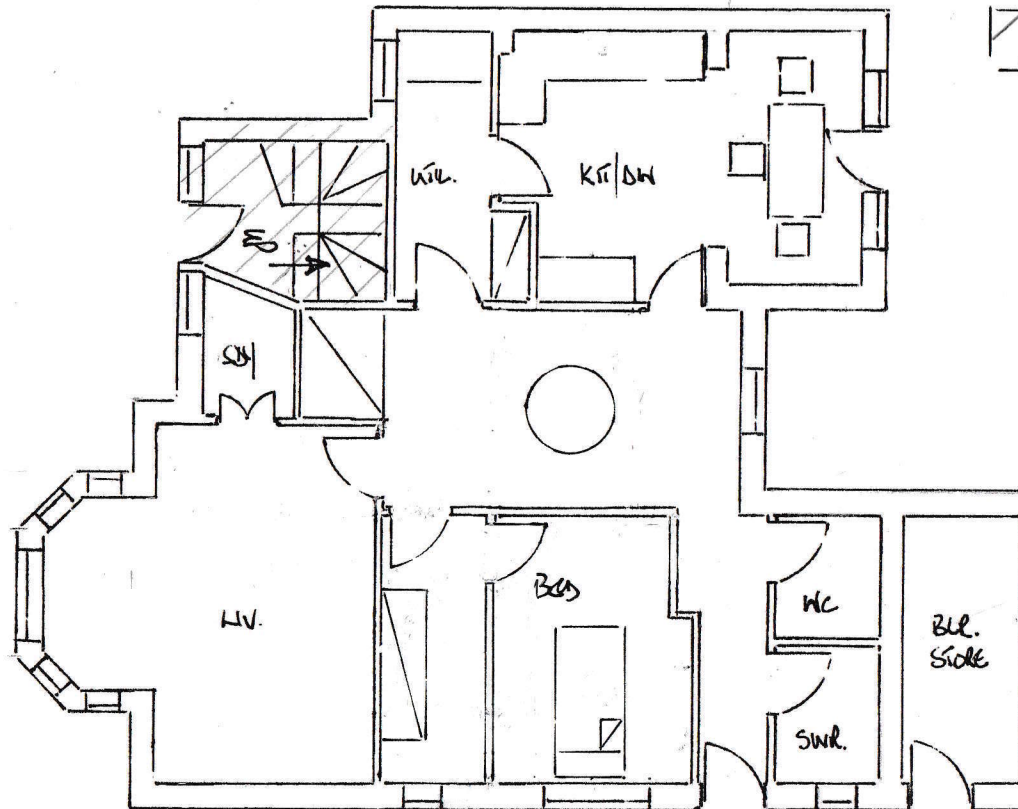
Proposed Front
Elevation

NB Check All
Measurements
On Site





Flats 1st & 2nd flr.
Entrance Area



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Proposed Floor
Plan

NB Check All
Measurements
On Site

0 1 2 3 4 5m



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @
A4

Proposed North
Side Elevation

NB Check All
Measurements
On Site

0 1 2 3 4 5m



Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Proposed Rear
Elevation

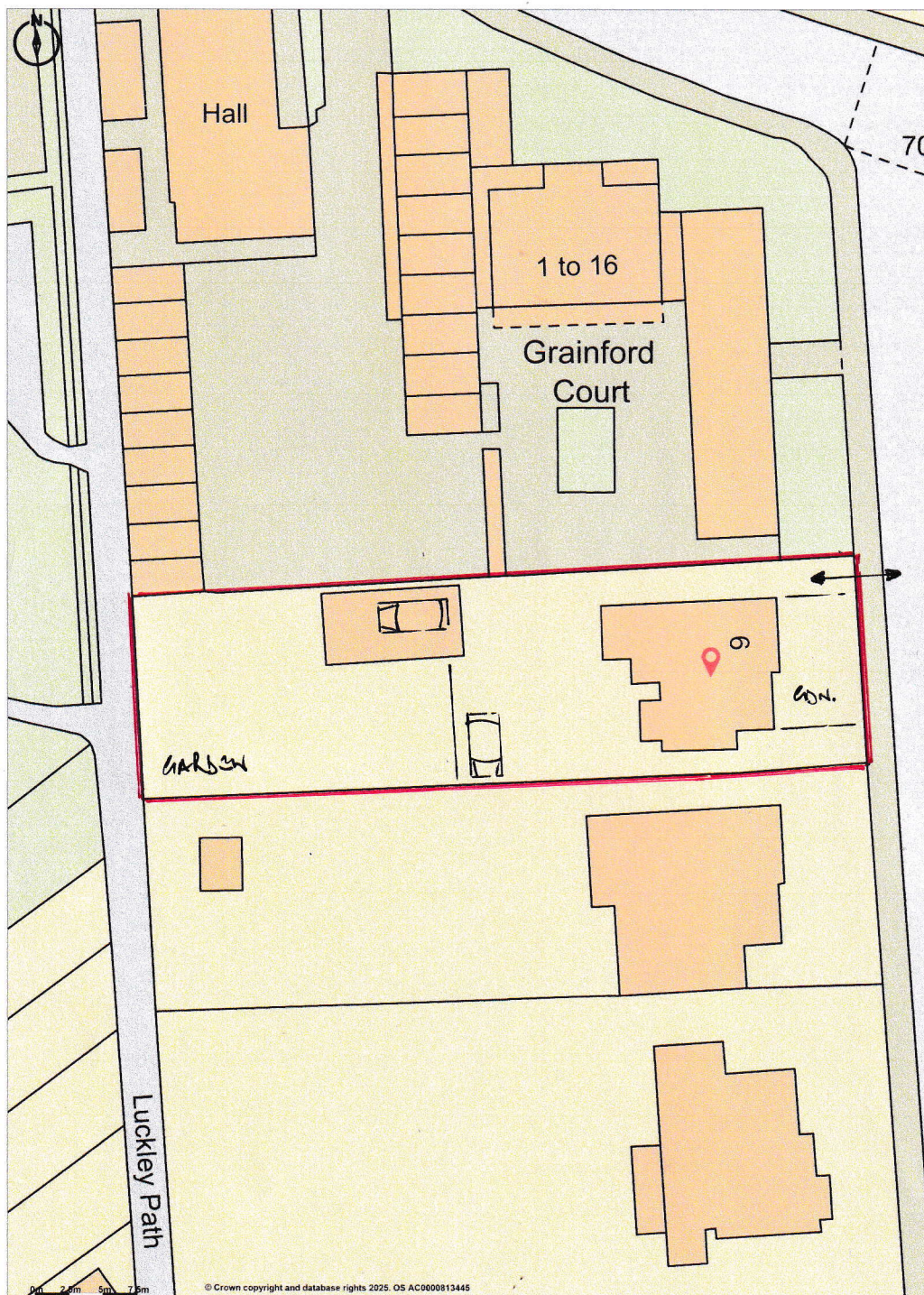
NB Check All
Measurements
On Site

Ground Floor
9 Crescent
Road
Wokingham
RG40 2DB

Scale 1:500 @
A4

Proposed Site
Plan

NB Check All
Measurements
On Site



0 1 2 3 4 5m

Ground Floor
9 Crescent Road
Wokingham
RG40 2DB

Scale 1:100 @ A4

Proposed South
Side Elevation

NB Check All
Measurements
On Site

