

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

## **Design & Access Statement**

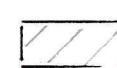
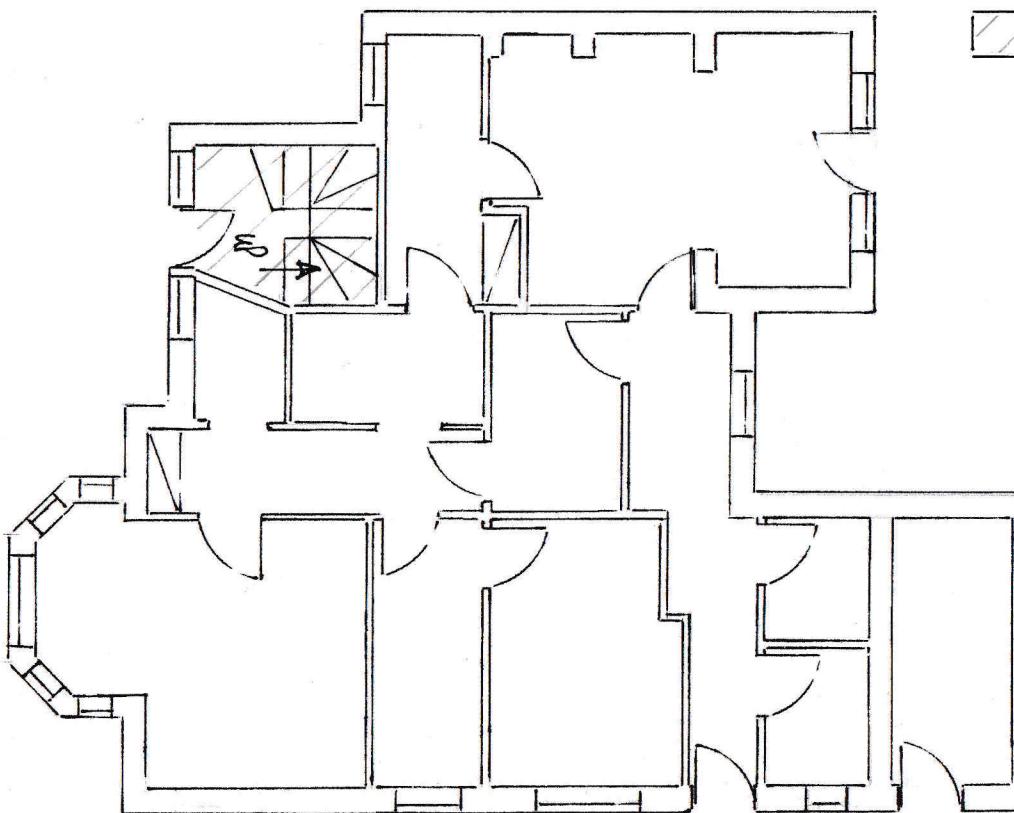
The existing exterior of the building will remain unchanged in line with the proposed new internal layout.

The access for the 1<sup>st</sup> & 2<sup>nd</sup> 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 1<sup>st</sup> & 2nd floor flats will be tenanted & parking to be on the road as per the existing arrangement for the 2<sup>nd</sup> 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

0 1 2 3 4 5m



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

Sciae 1:100 @ A4

Existing Front  
Elevation

NB Check All  
Measurements  
On Site



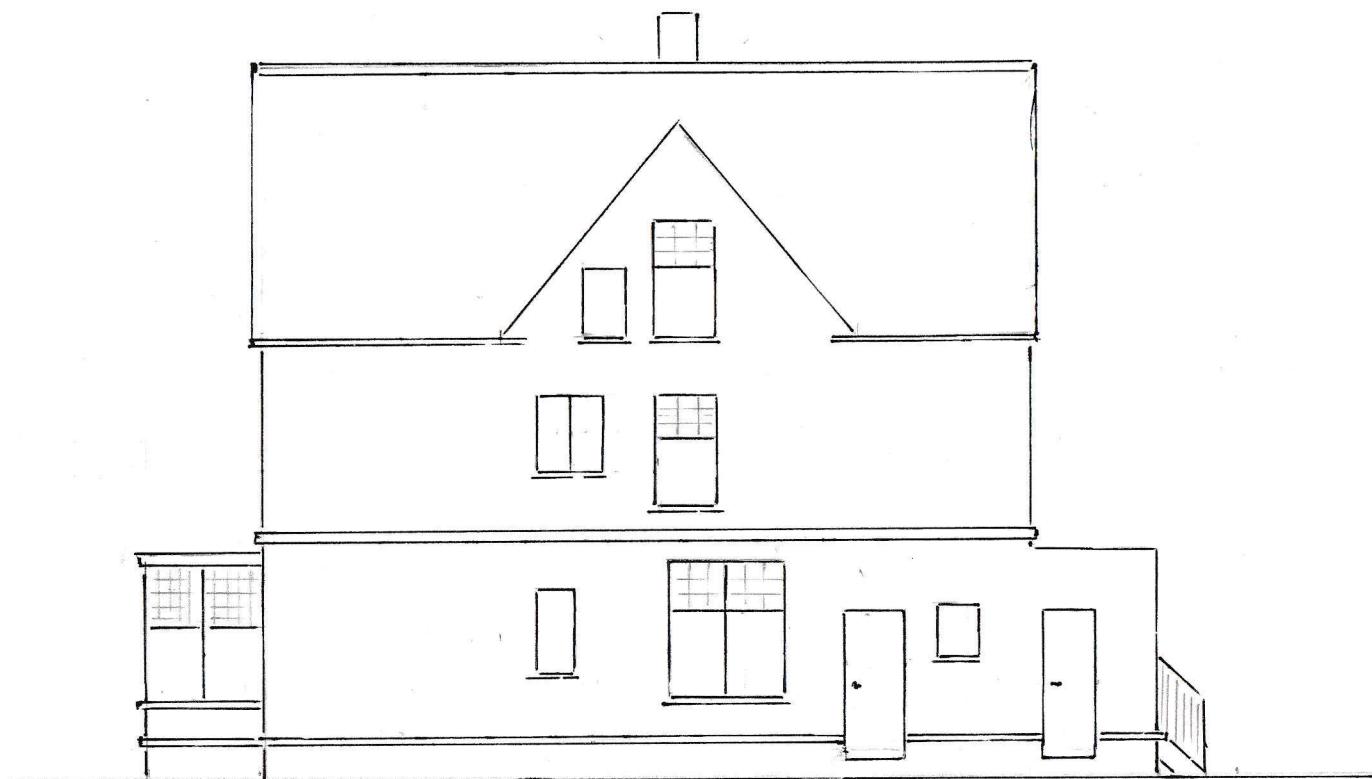
0 1 2 3 4 5m

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

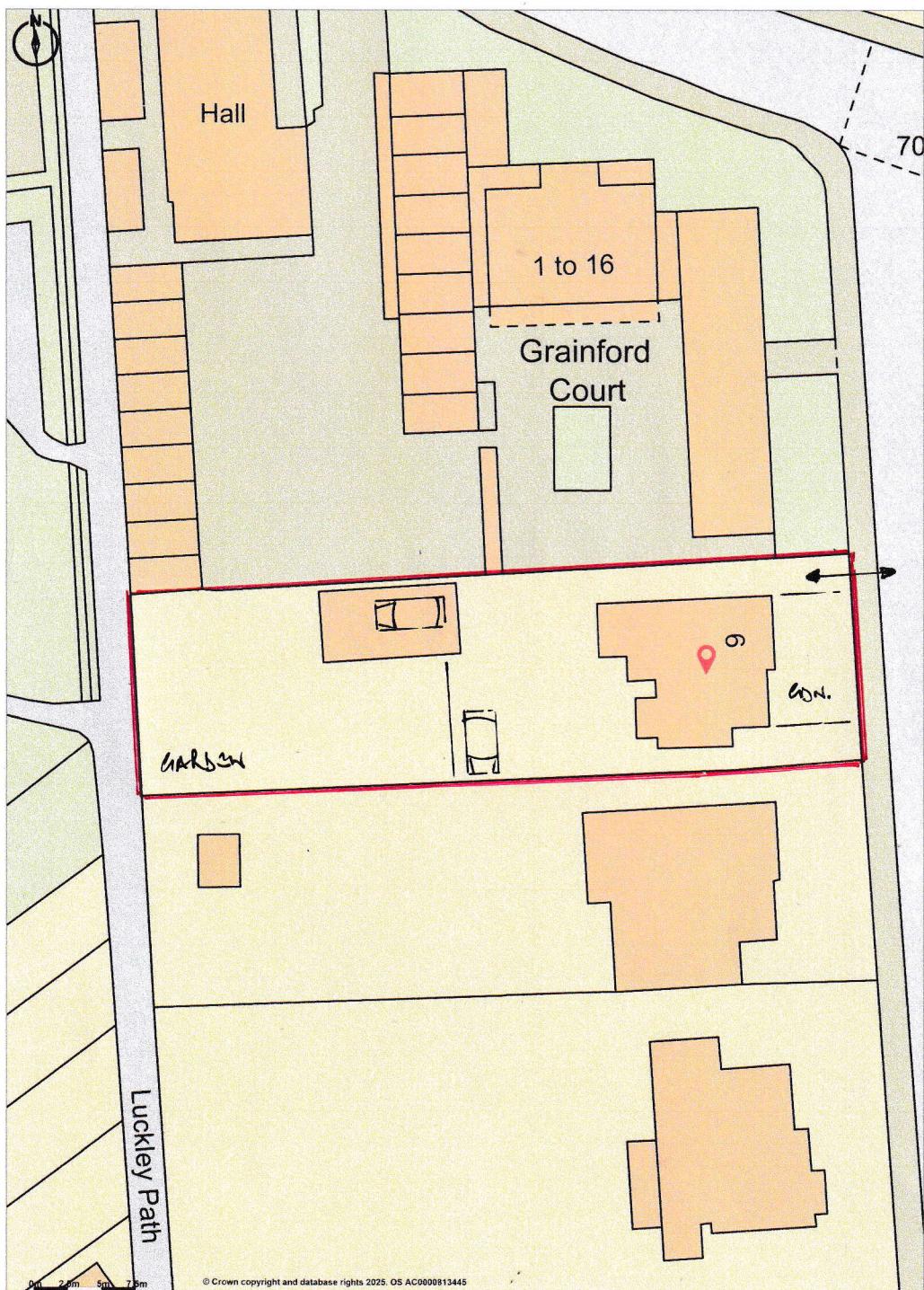
NB Check All  
Measurements  
On Site

Ground Floor  
9 Crescent  
Road  
Wokingham  
RG40 2BD

Scale 1:500 @  
A4

Existing Site  
Plan

NB Check All  
Measurements  
On Site

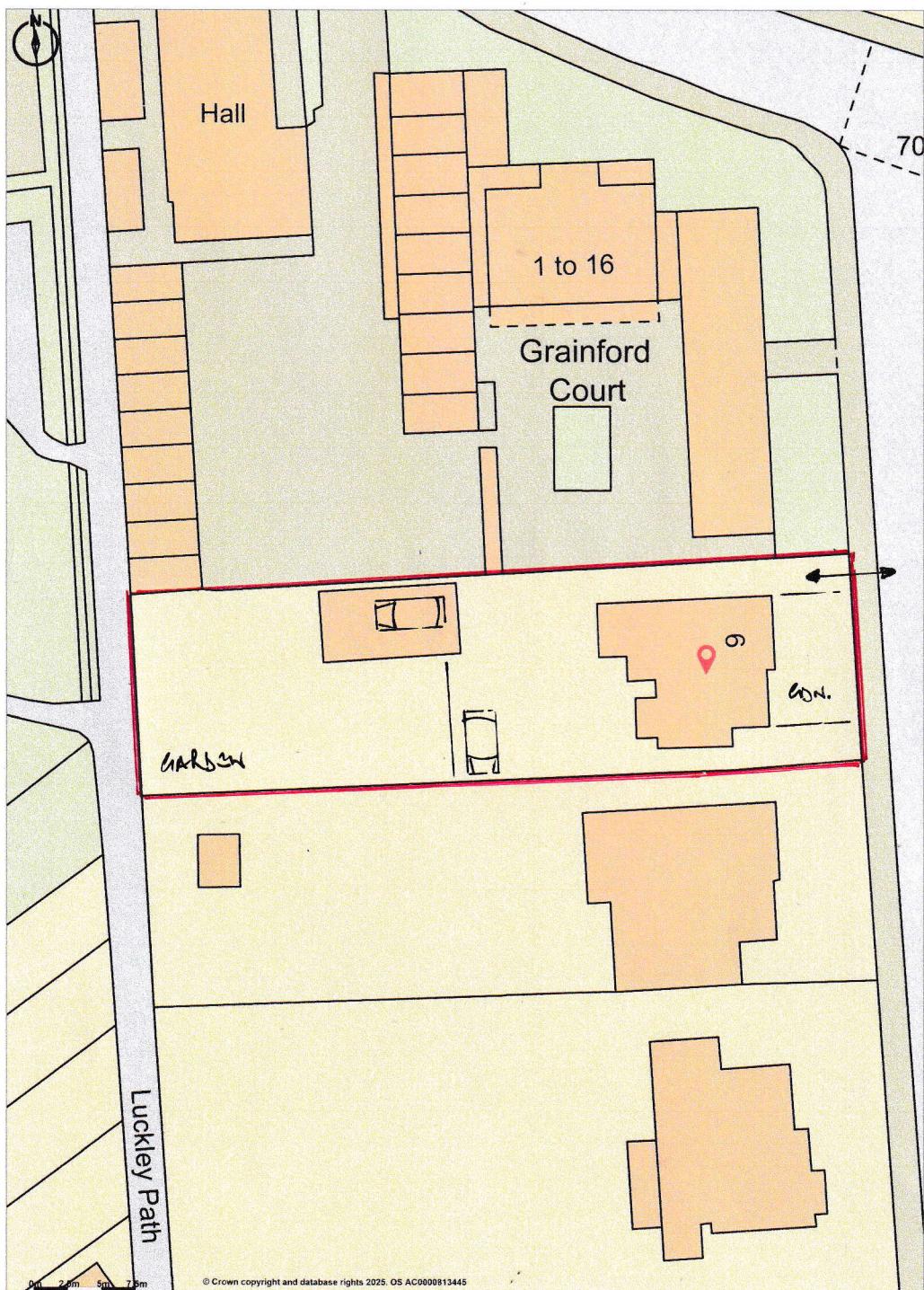


Ground Floor  
9 Crescent  
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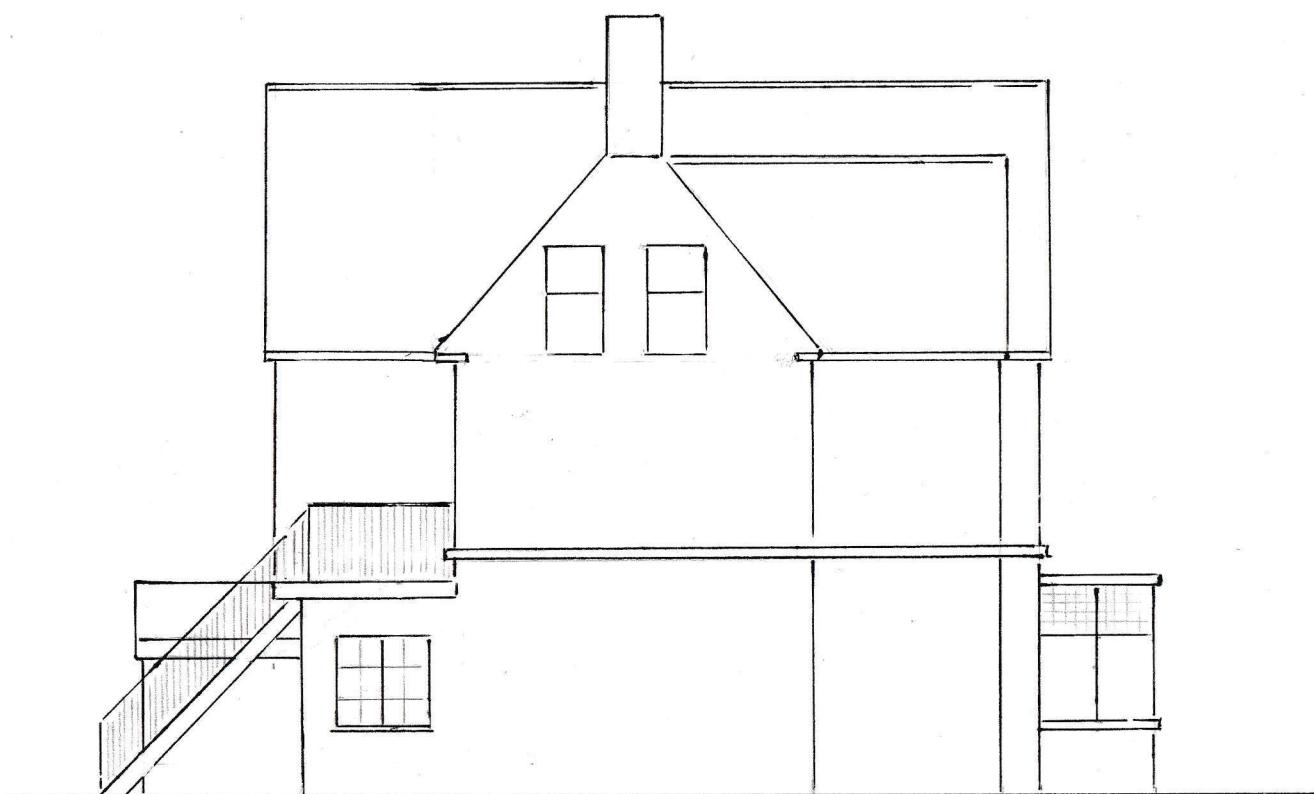
Scale 1:500 @  
A4

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 ASII  
Measurements  
On Site



0 1 2 3 4 5m



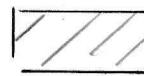
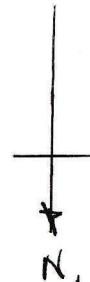
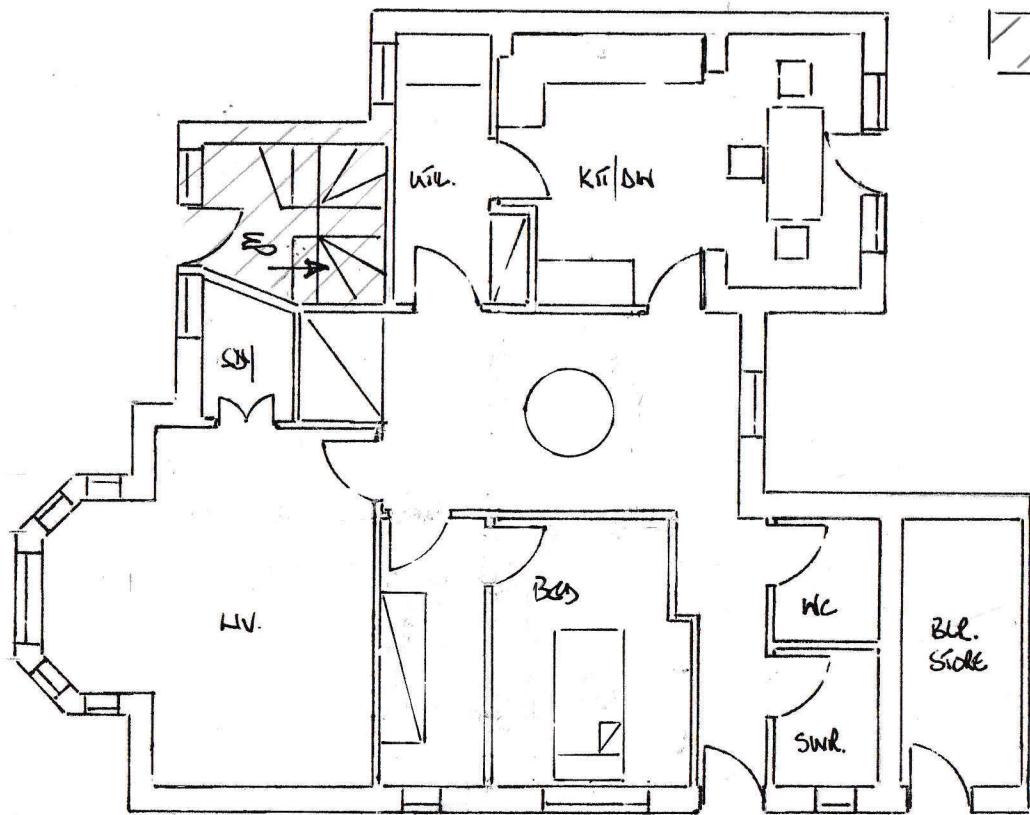
Ground Floor  
9 Crescent Road  
Wokingham  
RG40 2DB

Scale 1:100 @  
A4

Proposed Front  
Elevation

NB Check All  
Measurements  
On Site

0 1 2 3 4 5m



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

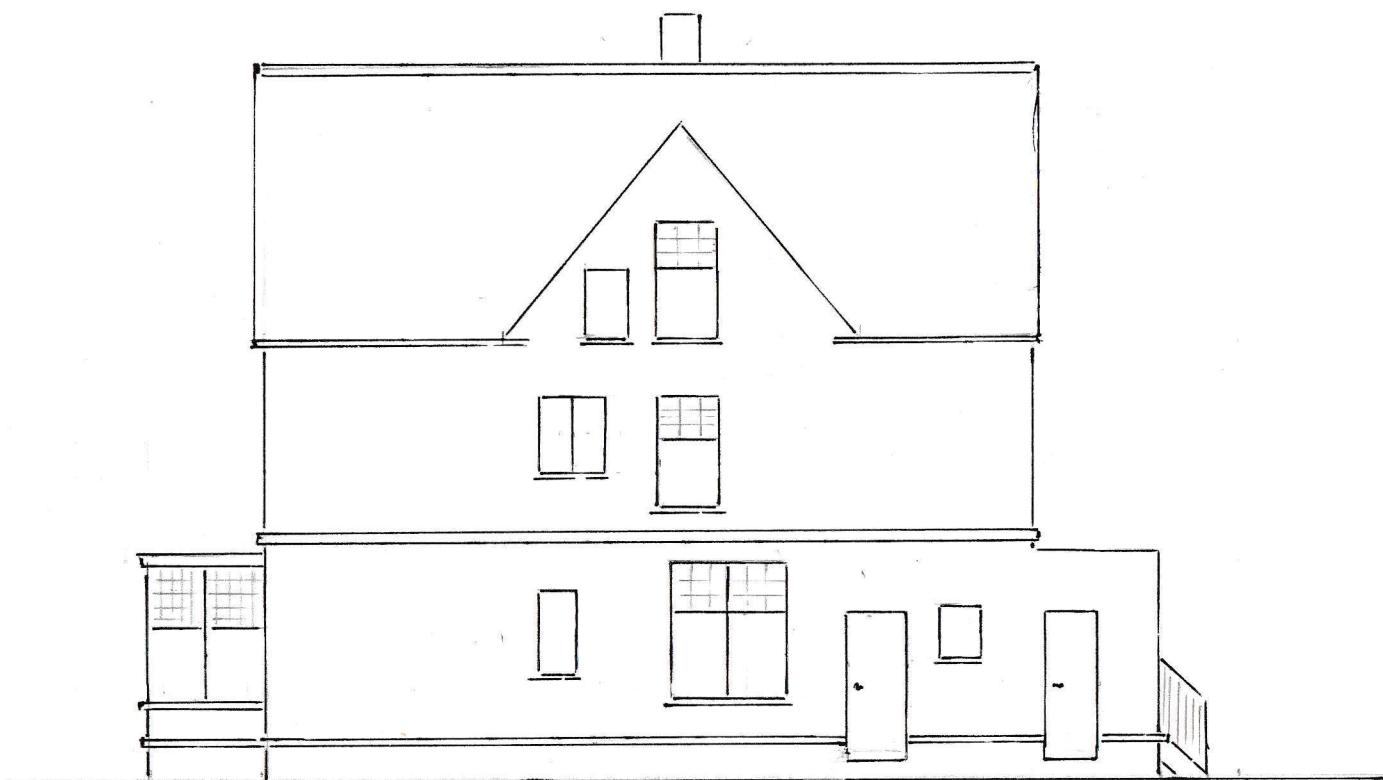
0 1 2 3 4 5m

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

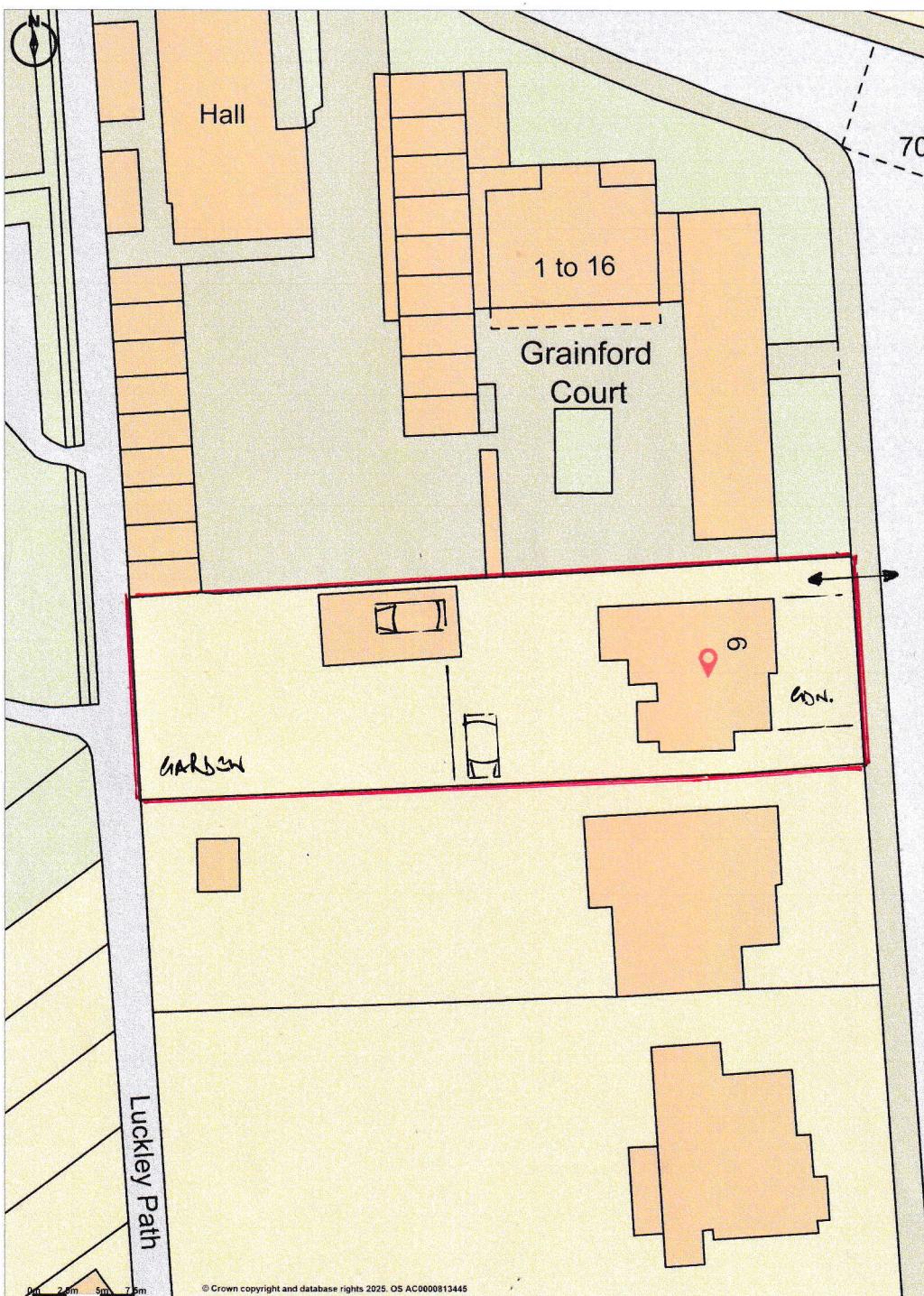


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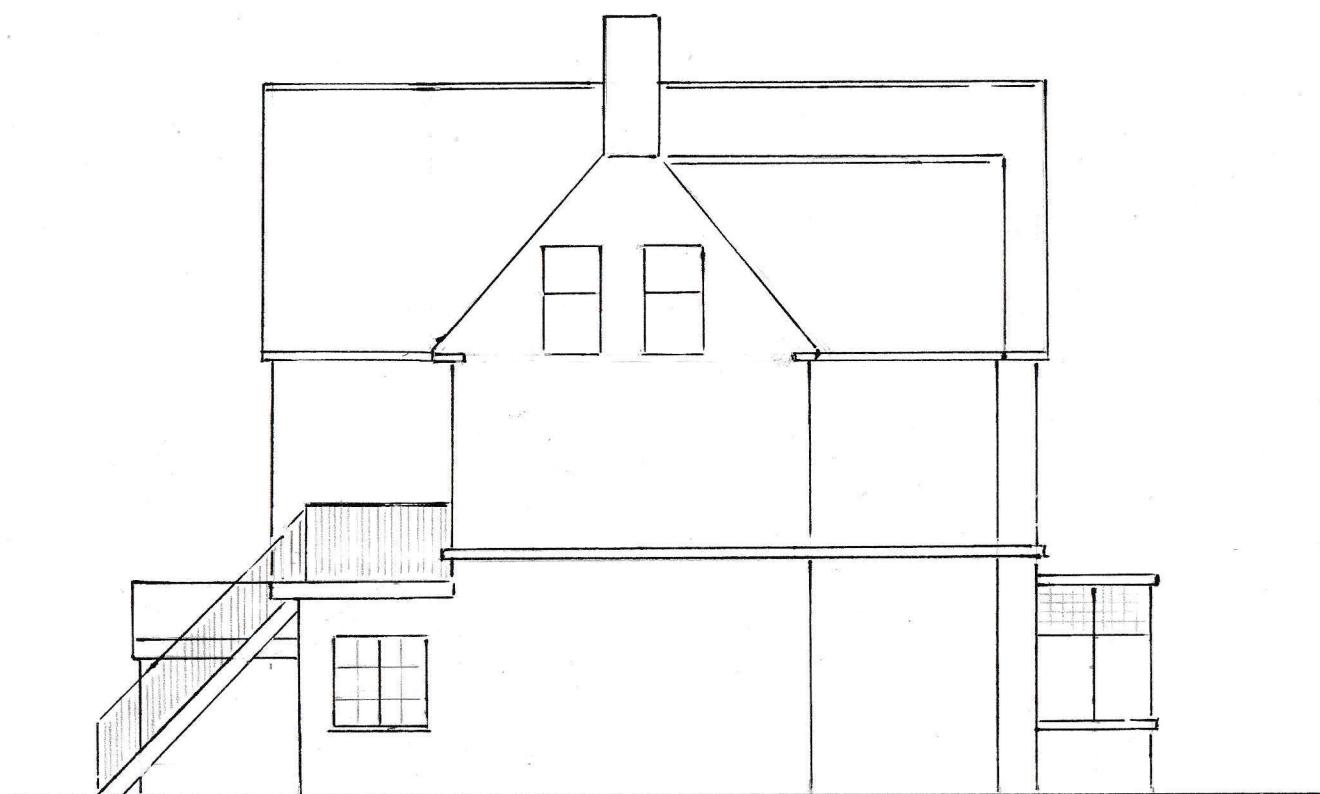
Scale 1:500 @  
A4

Proposed Site  
Plan

NB Check All  
Measurements  
On Site



0 1 2 3 4 5 6m



Ground Floor  
9 Crescent Road  
Wokingham  
RG40 2DB

Scale 1:100 @ A4

Proposed South  
Side Elevation

NB Check All  
Measurements  
On Site