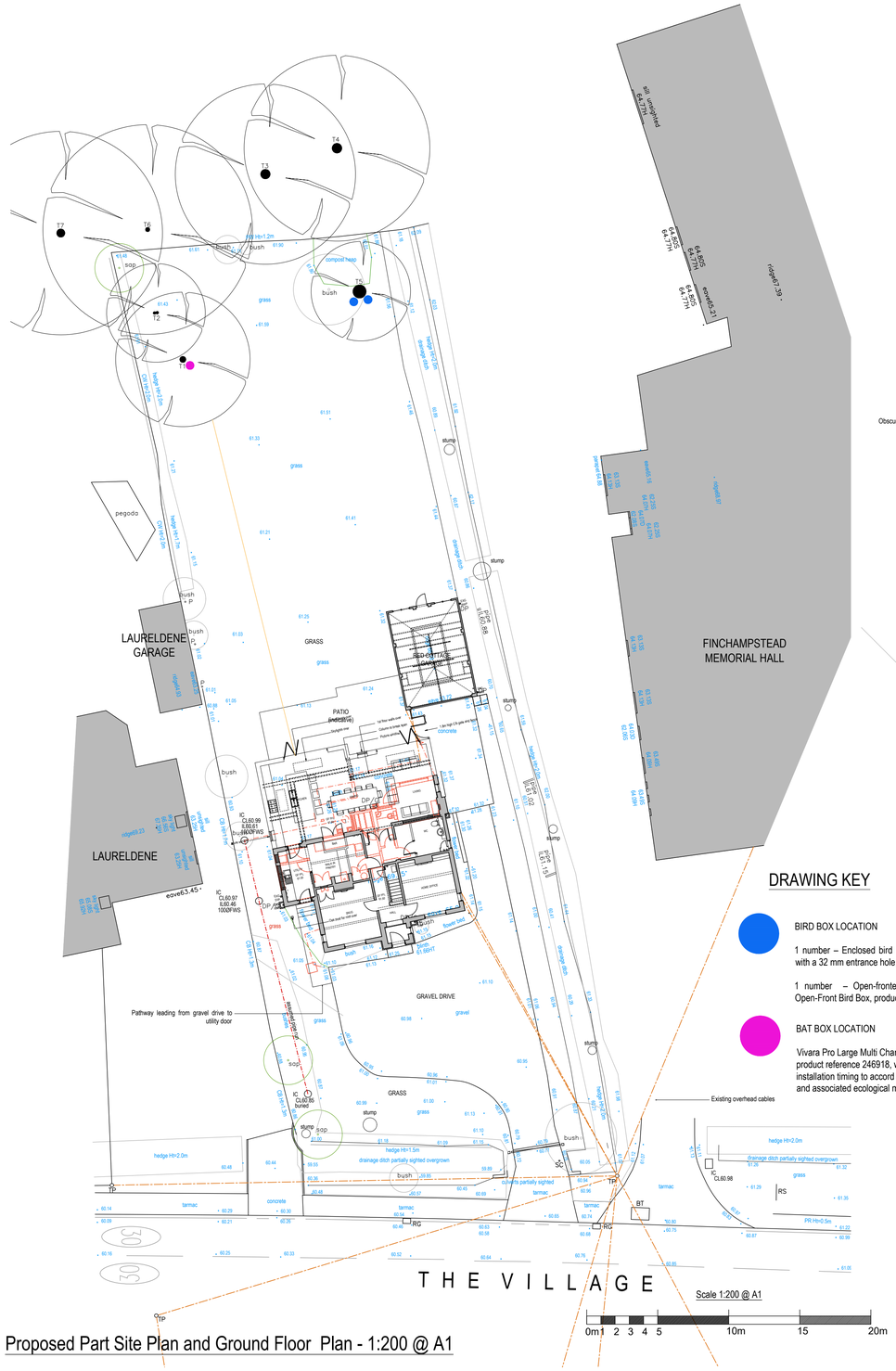
DEVELOPMENT CONTROL DRAWING

PLANNING ISSUE

PLEASE NOTE THAT THIS DRAWING IS NOT A CONSTRUCTION OR WORKING DRAWING AND HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF GAINING DEVELOPMENT CONTROL APPROVAL. CHRISTOPHER JAMES ARCHITECTURE TAKES NO RESPONSIBILITY FOR THEIR USE FOR ANY OTHER PURPOSE. ERRORS AND OMISSIONS TO BE REPORTED TO CHRISTOPHER JAMES ARCHITECTURE. THIS DRAWING IS COPYRIGHT



Proposed Part Site Plan and Ground Floor Plan - 1:200 @ A1

DRAWING KEY

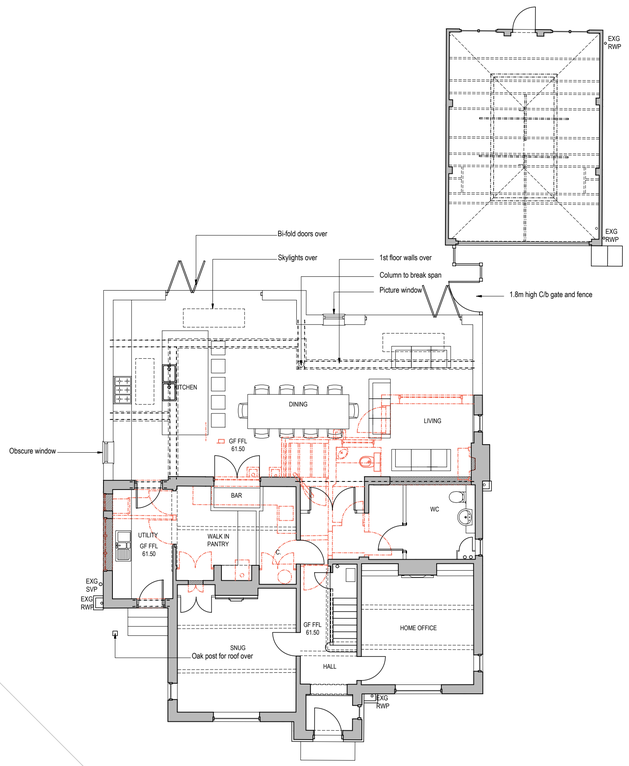
BIRD BOX LOCATION

1 number – Enclosed bird box: One NHBS Flatpack Bird Box with a 32 mm entrance hole, product reference 228360.

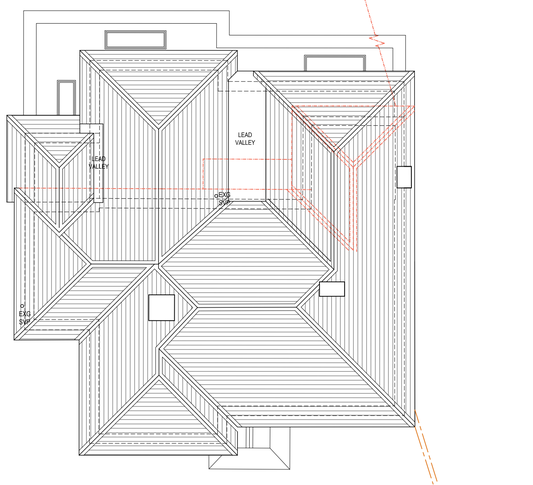
1 number – Open-fronted bird box: One NHBS Flatpack Open-Front Bird Box, product reference 228358

BAT BOX LOCATION

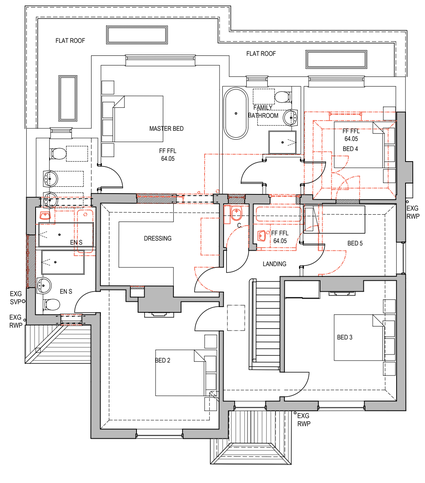
Vivara Pro Large Multi Chamber WoodStone Bat Box, NHBS product reference 246918, with the number, positioning and installation timing to accord with the Natural England bat licence and associated ecological mitigation requirements.



Proposed Ground Floor Plan - 1:100 @ A1



Proposed Roof Plan - 1:100 @ A1



Proposed First Floor Plan - 1:100 @ A1

Area Schedule

Existing GF = 88m sq Existing FF = 80m sq (1808 sq ft)

GF proposed = 63m sq (covering 6m sq exg)
FF proposed = 41m sq (covering 7m sq exg

Net gain = 91m sq

Total GIA = GF 142m sq, FF 117m sq - Total 259m sq (2788 sq ft)

Scale 1:100 @ A1

0 m 5 10 m

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CHRISTOPHER JAMES ARCHITECTURE

The Red Cottage, The Village, Finchampstead, Wokingham RG40 4JUH - Proposed Extension and Associated Internal Alterations

Proposed Site Plan & Plans Scale as shown @ A1 June'26 412-1205-A