



CLIENT:	MR S MARSDEN
PROJECT REF:	GE081044_A - MARSDEN
LOCATION:	RIVER FARM, WARGRAVE, READING RG10 8LH
OS GRID REF:	SU778800
PROJECT LEAD:	IAN FIRTH
DRAWN BY:	IF
PUBLISHED:	31/07/2026
MODIFIED:	31/07/2026

CLASS R – CHANGE OF USE FROM AGRICULTURE TO CI GUEST HOUSE

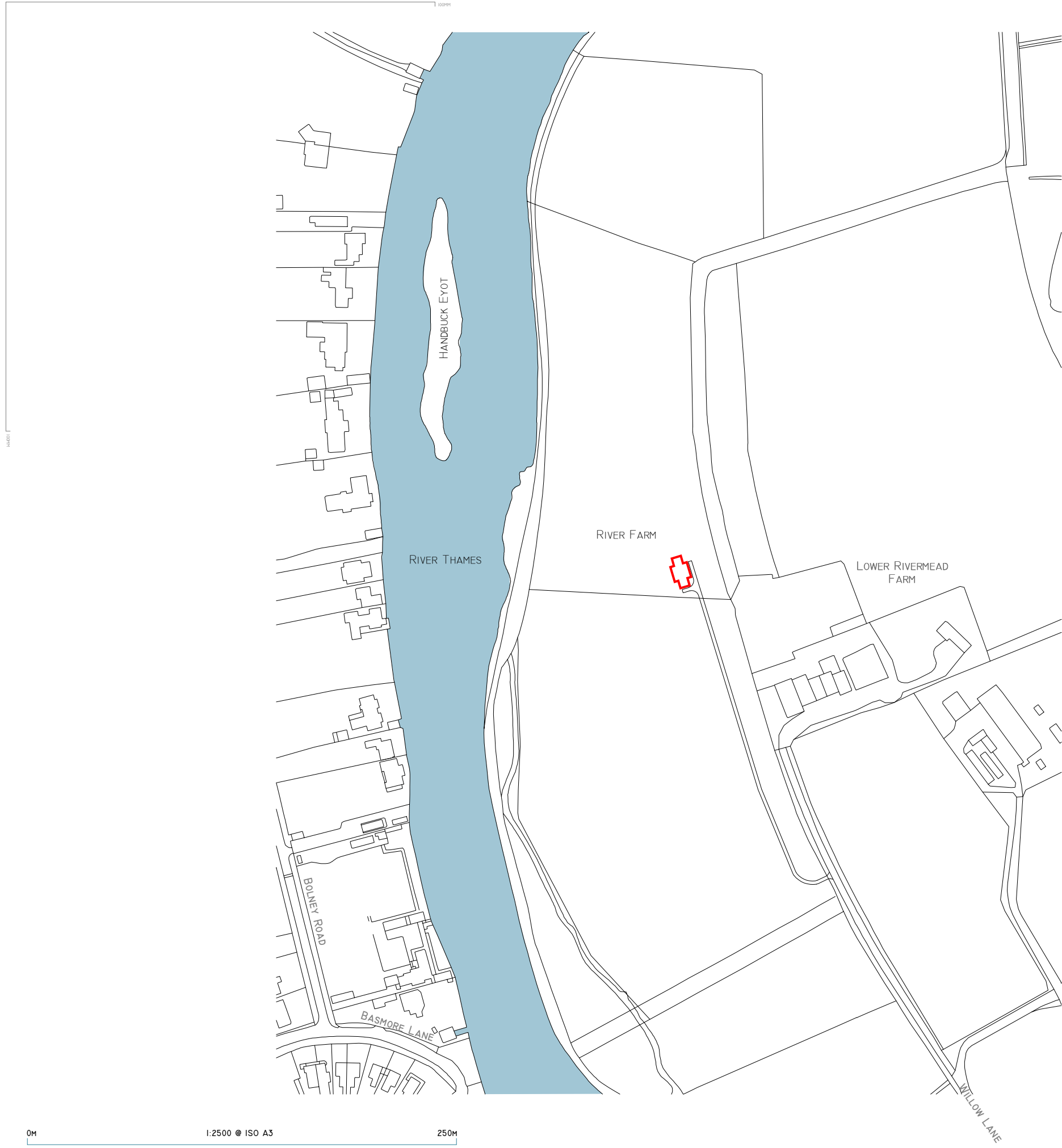
BONDSTONES®

STATUS: CLASS R - NOTIFICATION

VERSION: FINAL – FOR ISSUE

+44 (0) 1823 210610
www.bondstones.co.uk
enquiries@bondstones.co.uk





CLIENT: MR S MARSDEN
PROJECT REF: GE081044_A - MARSDEN
PROJECT: CLASS R - CHANGE OF USE FROM AGRICULTURE TO CI GUEST HOUSE
LOCATION: RIVER FARM, WARGRAVE, READING RG10 8LH

OS GRID REF: SU778800

TITLE: SITE LOCATION PLAN - 1:2500
SCALE: 1:2500 @ ISO.A3
PUBLISHED: 31/07/2026
MODIFIED: 31/07/2026
DRAWN BY: IF
CHECKED BY: CLIENT

NOTES:

LOCATION & BLOCK PLANS CONTAIN DATA SOURCED FROM ORDNANCE SURVEY:
© 2026 CROWN COPYRIGHT AND DATABASE RIGHTS OS 100019980 & 100053143

UNLESS OTHERWISE STATED, WHERE SHOWN, EXISTING TREE CANOPY AND VEGETATION IS TRANSLATED FROM SITE PHOTOGRAMMETRY. WHILE EVERY CARE HAS BEEN TAKEN TO CORRELATE DATA SOURCES, LANDSCAPING FEATURES SHOULD BE SOLELY CONSIDERED INDICATIVE OF COVERAGE & SPREAD AT THE DATE OF SURVEY.

IMPORTANT NOTICE: IN COMPLIANCE WITH ARTICLE 7 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, THIS SITE LOCATION PLAN DELINEATES ONLY THE LAND NECESSARY FOR THE IMPLEMENTATION OF THE PROPOSED DEVELOPMENT AND IF REQUIRED BY STATUTE THE REQUISITE ACCESS TO A HIGHWAY. IT EXPRESSLY DOES NOT SERVE TO CONFIRM (OR REFUTE) THE FULL SCOPE OF THE CURTILAGE ASSOCIATED WITH ANY PROPERTY. ANY INFERENCES REGARDING THE DEFINITION OR EXTENT OF ANY SUCH CURTILAGE IS NOT TO BE DERIVED FROM THIS PLAN UNLESS EXPRESSLY STATED IN WRITING.

KEY:

LAND OWNED

SITE BOUNDARY (INCLUDING ACCESS TO HIGHWAY)

FLOOR AREA TO CHANGE USE: 139 M²

SITE LOCATION PLAN - 1:2500

BONDSTONES®

VERSION: FINAL - FOR ISSUE

PNR-001



BLOCK PLAN - EXISTING - 1:500

CLIENT: MR S MARSDEN
PROJECT REF: GE081044_A - MARSDEN
PROJECT: CLASS R - CHANGE OF USE FROM AGRICULTURE TO CI GUEST HOUSE
LOCATION: RIVER FARM, WARGRAVE, READING RG10 8LH

TITLE: BLOCK PLAN - EXISTING - 1:500
SCALE: 1:500 @ ISO.A3

PUBLISHED: 31/07/2026
MODIFIED: 31/07/2026

DRAWN BY: IF
CHECKED BY: CLIENT

OS GRID REF: SU778800

NOTES: LOCATION & BLOCK PLANS CONTAIN DATA SOURCED FROM ORDNANCE SURVEY: © 2026 CROWN COPYRIGHT AND DATABASE RIGHTS OS 100019980 & 100053143
THIS PLAN DOES NOT CONFIRM (OR REFUTE) THE EXTENT OF ANY 'CURTILAGE' ASSOCIATED WITH PROPERTY UNLESS EXPRESSLY STATED IN WRITING.
UNLESS OTHERWISE STATED, WHERE SHOWN, EXISTING TREE CANOPY AND VEGETATION IS TRANSLATED FROM SITE PHOTOGRAMMETRY. WHILE EVERY CARE HAS BEEN TAKEN TO CORRELATE DATA SOURCES, LANDSCAPING FEATURES SHOULD BE SOLELY CONSIDERED INDICATIVE OF COVERAGE & SPREAD AT THE DATE OF SURVEY.

KEY: BUILDING FLOOR AREA: 139 M²

+44 (0) 1823 210610

BONDSTONES®

VERSION: FINAL - FOR ISSUE

PNR-002



Take Notice: These Drawings are project-specific and produced based on the agreed brief for the named client's benefit only and are subject to future revisions and updates. Copyright of these designs and drawings remains with Bondstones. The responsibility of using the latest version of the drawings lies with the user. Where planning permission is necessary, the contractor must verify that full consent has been granted. The drawings represent initial design concepts and are not intended to serve as definitive technical or construction documents unless clearly stated. Their use or modification for any other project or construction purposes without written approval absolves Bondstones of all liabilities arising from such usage. Complying with current Building Regulations and other relevant requirements is the contractor's responsibility during subsequent stages. All contents are prepared based on available site information. Bondstones is not liable for discrepancies arising from unforeseen or undisclosed site conditions. All dimensions must be verified on-site prior to commencing any work related to the project. Drawings must not be reproduced, enlarged or copied as scaling errors may arise - written dimensions only to be followed. The drawings and designs may not be duplicated or reproduced without our written consent. If in doubt; Ask!

www.bondstones.co.uk
enquiries@bondstones.co.uk



CLIENT:	MR S MARSDEN	PUBLISHED:	31/07/2026	NOTES:	LOCATION & BLOCK PLANS CONTAIN DATA SOURCED FROM ORDNANCE SURVEY: © 2026 CROWN COPYRIGHT AND DATABASE RIGHTS OS 100019980 & 100053143
PROJECT REF:	GE081044_A - MARSDEN	MODIFIED:	31/07/2026		THIS PLAN DOES NOT CONFIRM (OR REFUTE) THE EXTENT OF ANY 'CURTILAGE' ASSOCIATED WITH PROPERTY UNLESS EXPRESSLY STATED IN WRITING.
PROJECT:	CLASS R - CHANGE OF USE FROM AGRICULTURE TO C1 GUEST HOUSE				UNLESS OTHERWISE STATED, WHERE SHOWN, EXISTING TREE CANOPY AND VEGETATION IS TRANSLATED FROM SITE PHOTOGRAMMETRY. WHILE EVERY CARE HAS BEEN TAKEN TO CORRELATE DATA SOURCES, LANDSCAPING FEATURES SHOULD BE SOLELY CONSIDERED INDICATIVE OF COVERAGE & SPREAD AT THE DATE OF SURVEY.
LOCATION:	RIVER FARM, WARGRAVE, READING RG10 8LH	DRAWN BY:	IF	KEY:	SITE AREA: 139 M ²
		CHECKED BY:	CLIENT		
TITLE:	BLOCK PLAN - PROPOSED - 1:500	OS GRID REF:	SU778800		
SCALE:	1:500 @ ISO.A3				+44 (0) 1823 210610

BONDSTONES®

© 2026 BONDSTONES 1990 LTD - ALL RIGHTS RESERVED

+44 (0) 1823 210610
www.bondstones.co.uk
enquiries@bondstones.co.uk

