APPLICATION NO:
**F/2001/5404**

LOCATION:
**Woodcliffe Cottage Henley Road, Wargrave Reading.**

APPLICANT:
**Mr G Coupland C/O Simmonds Mills**

PROPOSAL:
**Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

EARLIEST DATE FOR DECISION: **09/02/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**11/03/2002**

CASE OFFICER: **Helen Pollock** OKAY

APPROVED

516

DO

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

## Notification of Approval of Permission

**Mr G Coupland**
**C/O Simmonds Mills**
**Green Wood Trust**
**Station Road**
**Caolbrookdale**
**TELFORD**
**Shropshire**
**TF8 7DR**

**Application Number: F/2001/5404**

**Parish:** **WARGRAVE**

**Location:** **Woodcliffe Cottage, Henley Road, Wargrave, Reading**

**Proposal:** **Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

**Condition**
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. In order to safeguard the special architectural or historic interest of the building.

**Reason**
3. In order to safeguard the special architectural or historic interest of the building.

**Informative**
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 25 June 2002 showing reduced size of proposed conservatory and does not approve the proposals as originally submitted.

**Informative**
2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

**Informative**
3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

**Informative**
4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

**Informative**
5. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WGB1, WGB3

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/07/2002

Notice checked by: _____

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

**WORK SHEET FOR :** Helen Pollock

**Application Number :** F/2001/5404

**Applicant :** Mr G Coupland C/O Simmonds Mills.

**Location :** Woodcliffe Cottage, Henley Road, Wargrave, Reading.

**Proposal :** Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 07/02/01. |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 14/01/2002**

**Earliest Date for Decision : 09/02/2002**

**Latest Consultation Date/Site Notice Expiry Date : 09/02/2002**

**This application will have expired on: 11/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Highways: No objection
Landscape: No objection
Urban Design + Conservation: Overall no objection but some concerns over rooflights to Listed
Parish Council: No objection
Environment Agency: Attach informatives (see LB/2001/5409)

**Planning Issues :**

**Application Number: F/2001/5404**

**Appraisal :**

**Recomendation : Approval:** ☐ **Refusal:** ☐
(tick appropriate box)

## Application Number F/2001/5404
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2. | C190 | R190 | |
| 3. | C191 | R191 | |
| | | | |
| | | | |
| | |

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

- No soakaways ~~shall~~ should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

# RECORD OF SITE VISIT

SITE ADDRESS: Woodcliffe Cottage
Henley Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5404

OFFICER: Helen Pollock

DATE OF SITE VISIT: 07/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side of building

2. DESCRIPTION OF SURROUNDINGS

Res. along main street

3. DESCRIPTION OF SITE/BUILDING

2 storey listed hse, in poor state of repair + undergoing extensive works.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS raised up from Rd by ≈ 1m

BOUNDARY TREATMENT —

OTHERS

listed building along main Rd.

raised up from Rd by ≤1m

existing 1950/60 glass porch + Con — Not in keeping with listed building. In planning terms

---

Require LB Consent for partition on 1st floor ∴ needs adding to app.

Copys of Photographs of missing floor in lounge

- loadings of beam in livingroom + floor / ceiling details

- plans for Corner of building that has fallen away by rd to be underpinned.

- Cable work to 1st floor rm near rd. → + loading details

— detailed drawings of existing.

**Application Number: F/2001/5404 – Woodcliffe Cottage, Henley Road, Wargrave**

**Appraisal:**

This application is for a single storey extension to dwelling to form replacement conservatory plus porch replacement. This raises two issues:

Impact on adjoining properties: WBE1

The proposals will not be visible from adjoining properties.

Impact on streetscene: WBE1, WOS3

Glimpses of the proposals will be possible from the street, but they are subordinate to the original house and are comparable to existing structures on site.

Impact on green belt: WGB1, WGB3

The proposal represents an increase in floorspace over the 1948 building of approximately 2 square metres. It is not considered that this represents an unacceptable increase.

**Approve**

Finalised for Planning

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed Building.

CASE OFFICER

| SITE DETAILS | |
|---|---|
| PLANNING APPLICATION NUMBER | P/2001/5404 + LB/2001/5409 RK |
| BUILDING CONTROL NUMBER | BX 2002/1262 North |
| APPLICANT/AGENT | Simmonds Mills |
| ADDRESS OF SITE | Woodcliffe Cottage Henley Road WARGRAVE |
| DESCRIPTION OF PROPOSED WORK | S/S to form conservatory + underpinning etc. + porch replacement. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | ✓ | ✓ |
| ELEVATIONS | rec-d 5/2/02 | rec-d 25/6/02 |
| FLOOR PLANS | | |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 1/7/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Yes | |
| IF YES, WHAT ARE THE DIFFERENCES ? seen Harold. Conservatory not built in feb | BC - ~~[illegible]~~ ~~shorter~~ conservatory with ~~addition~~ less glazing | less roof lights to conservatory |
| DATE | 2/9/02. | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | 11/2/02 |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

Date: 26 June 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/5404

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Richard Kelly

---

The new plans show the following: Reduced size of conservatory. Drawing nos: 6B, 7A, 9A, 10A.

---

**Comments are required by 06/07/2002.**

**Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.**

details of joinery.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 5404 (Ludhouse) and LB/2002/5409

Date Rec. 25/6/2

Location: Woodcliffe Cottage, Henley Road, Wargrave

Parish Wargrave

Applicant: Mr. G. Coupland

Description of attached plans: Revised plans ~~complying with~~ showing reduced size of conservatory.

Drawing No's: 6B, 7A, 9A, 10A

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____

Date for Responses 10 / 21 days

## FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 26.06.P5

Yellow - Part One Copy
Green - Officer's Copy

24.6.02.

Dear Harold / Richard

Thankyou very much for all your help with these drawings. I look forward to hearing from you in the future

Thanks again

Sylvia Clements

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| ADP | |
| CS | |

25 JUN 2002

OK for the end of the week if not could we have a chat ASAP.

Howard.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

PLANNING FILE — RECORD ONLY

# FAX

Date: 25. APRIL. 02

Number of pages including cover sheet: two

WOODCLIFF COTTAGE
Wargrave.

To:
NICKY
REDDING VALUATION
Phone: 0
Fax phone: 0118 9804899.
CC:

From:
Howard Sanders.
WOKINGHAM DIST
Phone:
Fax phone: 0118 9746[illegible] 90

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

ENCLOSE PLAN REDUCED FROM A3 TO A4 DOUBLE PLAN TO OBTAIN A 1:50 SCALE DRAWING. SORRY FOR THE DELAY — THE FILE WAS WITH THE PLANNING OFFICER!

ANY PROBLEMS — PLEASE CALL 0118 9746465.

Date: 19 March 2002

To: Harold Sanders - Conservation

---

We have received Additional Plans & Information for the following planning application:

Application Number: F/2001/5404 20 MAR 2002

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Helen Pollock

---

The new plans show the following: Structural engineers report, detailed drawings of outhouses to be demolished, and details of renovation work.

---

**Comments are required by 29/03/2002.**

**Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.**

STRUCTURAL ENGINEERS REPORT + DETAILED DRAWINGS OF EXISTING OUTHOUSES NOTED.
NEW STRUCTURAL TIMBER FRAME - SECTION A-A.
ACCEPTABLE TO ME. — PRINCIPLE AGREED ON SITE.
ROOF TO KITCHEN AND CONSERVATORY TO BE RE-CONSIDERED

Harold Sanders

04.04.02.

Date: 19 March 2002

To: Case Officer

---

We have received Additional Plans & Information for the following planning application:

Application Number: F/2001/5404

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Helen Pollock

---

The new plans show the following: Structural engineers report, detailed drawings of outhouses to be demolished, and details of renovation work.

---

**Comments are required by 29/03/2002.**

**Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.**

FROM: Helen Pollock

DATE: 17 January 2002

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/5404

**Proposal:** Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement..

**Site Address:** Woodcliffe Cottage, Henley Road, Wargrave, Reading.

**Applicant:** Mr G Coupland C/O Simmonds Mills.

Your observations are required in respect of this application **by 09/02/2002** .

| PLANNING SERVICES | HPT |
|---|---|
| DC | EPF |
| APP | |
| 6 FEB 2002 | |
| COPIES TO | ACK |
| | FILE |

The Parish Council has no objection to these proposals.

SIGNED: A Hodgson DATE: 5/2/02

Clerk To Wargrave Parish/Town Council.

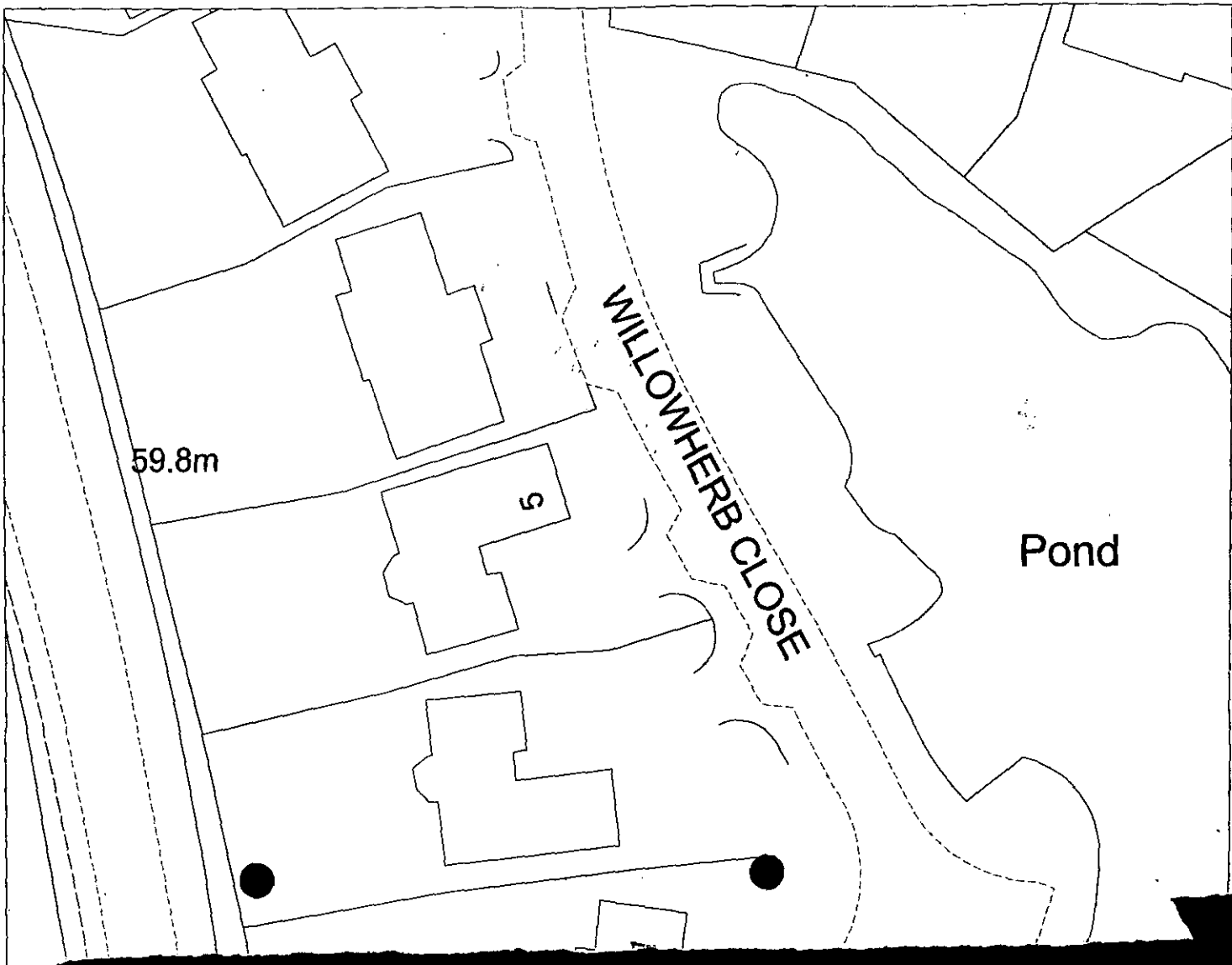
12.30
THURS. 31/02

Helen

Do you want a quick chat about this one.

DRG 1 to be revised to show existing structures?

H.


WILLOWHERB CLOSE
59.8m
5
Pond

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Helen Pollock

**Date:** 17 January 2002. 17 JAN 2002

**Application Number:** F/2001/5404

**Proposal:** Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement..

**Site Address:**
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

**Applicant:**
Mr G Coupland C/O Simmonds Mills.

Your observations are required in respect of this application within **7 days** of the above date.

---

THE PLANNING ISSUES APPEAR TO BE.

1. REMOVE PORCHES TO BOTH ENTRANCE DOORS AND GLAZED LINK (DOTTED BUT NOT SHOWN ON GROUND FLOORS EXISTING PLAN DRG. NO 1.)
2. REMOVE GREENHOUSE AND EXTERNAL WC (ALSO DOTTED BUT NOT SHOWN ON DRG. NO. 1)
3 ADD NEW PORCH PERGOLA AND CONSERVATORY.

THE MAJORITY OF WORKS ARE, OR SHOULD BE, CONTAINED IN THE LISTED BUILDING APPLICATION

ALTHOUGH NOT A 'OVERLOOKING' OR 'NEIGHBOUR' ISSUE I CONSIDER THE ROOFLIGHTS TO THE KITCHEN AND CONSERVATORY SHOULD BE OMITTED OR RE-CONSIDERED

THERE HAVE BEEN SOME PRE-APPLICATION DISCUSSIONS WITH THE CONTRACTOR / OWNER / ARCHITECT AND ANY WORKS ALREADY CARRIED OUT ARE CONSIDERED REPAIRS OR INVESTIGATION WORKS TO ESTABLISH HISTORIC DETAILS / CONSTRUCTION.

I SUPPORT THE PROPOSALS, IN PLANNING TERMS.

Harold Sanders. 31. JAN. 02

**TO:** **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 23 January 2002

| | |
|---|---|
| Location: | Woodcliffe Cottage, Henley Road, Wargrave |
| Proposal: | Proposed single story extension to dwelling to form replacement conservatory plus porch replacement. |
| Application Number: | F/2001/5404 |

In response to your consultation dated 17 January 2002 for the above application, the landscape comments are as follows:

Although the site is located within the ASLI with Henley Road also being designated as a Green Route, the proposals will not have detrimental impact on the character of the surrounding landscape. The proposed retaining wall will be a more dominant feature from the road however this will be seen in conjunction with the house and the existing hedge (which I presume is to be retained) and will screen views of the wall until the viewer is level with it. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

## HIGHWAYS CONSULTATION SHEET

**From:** Helen Pollock **Date:** 17 January 2002

**Application Number:** F/2001/5404

**Re: Garden Wall**
**Proposal:** Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

**Parish:** WARGRAVE PARISH

**Site Address:**
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

**Applicant:**
Mr G Coupland C/O Simmonds Mills.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

**Signed:** _____ **Print name:** ADM 8/01/02

14 JAN 2002 5409

# Simmonds.Mills
## architect.builders
## ecological design
## sustainable construction

Thursday, 10 January 2002 12:44

WOODCLIFFE COTTAGE, HENLEY ROAD, WARGRAVE.
**SCHEDULE OF WORK TO HOUSE**

GENERAL NOTES
The house in general is to be left as much as possible, as it is. It is intended to repair the structure where necessary, renovate finishes with timberwork to match existing, and haired lime plasters, i.e. to maintain use of hygroscopic, vapour permeable materials throughout, in order to maintain the breathability of the existing structure.

Windows; any rotten windows will be replaced, like with like.

***GROUND FLOOR***

PLAYROOM
R - remove modern ceiling to reveal old lath and plaster ceiling
R - repair old ceiling with lime putty plaster

BATHROOM
N - renew bathroom fittings and plumbing as necessary
N - fit new extract fan ( 15 l/s )

UTILITY
N - remove modern partition
N - install gas central heating boiler, with rads to each room

UNDER STAIRS W.C.
N - fit new w.c. & whb
N - fit new extract fan ( 15 l/s )

LIVING ROOM (adjacent road )
R - repair SW corner of existing floor
R - re-point plinth wall to eng. Approval

MIDDLE LIVING ROOM
R - repair / renew plaster to exposed masonry; fireplace, chalk plinth wall
N - timber frame repairs to eng. approval; reinstate end of tie beam and tie into new cross beam and posts
N - repair haired lime plaster to flank partition walls at step in the room, renew posts to each with an oak post
N - redundant fireplace at east end; remove plaster to expose bressumer, make good / fill and plaster fireplace opening,


Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

KITCHEN
N - structure strengthened with new oak truss; roof retiled with plain clay tiles over vapour permeable sarking; full depth insulation between rafters. 2 no. existing skylight openings retained; replace with 'conservation' style double glazed rooflights
N - new ceiling – haired lime plaster on metal lath on building paper vapour control layer.
N - plaster over exposed masonry with lime putty plaster
N - demolish concrete block larder

PORCH
N - existing porch to be demolished
N - new porch built with brick plinth to 900 high, oak frame walls and roof above, with glazed panels to walls and plain clay tile roof / or lead depending on pitch.

PERGOLA
N - new oak framed pergola along south elevation of house, between porch and conservatory to replace demolished covered way.

CONSERVATORY
N - existing flat roofed lean-to's demolished
N - new conservatory built with oak framed structure; half glazed roof, half tiled (for privacy to neighbours)

**FIRST FLOOR**

ALL CEILINGS
R - All first floor ceilings to have plaster repaired with haired lime putty plaster, and new lining paper applied.

PROPOSED BATHROOM
N - new extract fan ( 15 l/s ) through wall / roof ?
N - new bathroom fittings

BEDROOM 1
N - new loft hatch

BEDROOM 2
existing matchboarding partition to be retained as it is.
N - new loft hatch

BEDROOM 3
N - new double glazed timber window to match pattern of existing steel unit.

**********FILE COPY**********

Tel: 0118 974 6480

Date: **17 January 2002**

My ref: F/2001/5404

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2001/5404**
**Woodcliffe Cottage, Henley Road, Wargrave, Reading.**
**Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

*Helen Pollock*

Development Control Officer

---

**LISTING FORM**

Case officer: **Helen Pollock** Application Number: **F/2001/5404**
**Woodcliffe Cottage, Henley Road, Wargrave, Reading.**
**Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **17 January 2002**

My ref: F/2001/5404

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2001/5404**
**Woodcliffe Cottage, Henley Road, Wargrave, Reading.**
**Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

*Helen Pollock*

Development Control Officer

---

**LISTING FORM**

Case officer: **Helen Pollock** Application Number: **F/2001/5404**
**Woodcliffe Cottage, Henley Road, Wargrave, Reading.**
**Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

**Received by Wokingham District Council**

# Application No: F/2001/5404

**Proposal:**
Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.

**Location:**
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5404 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**17 January 2002**

F

| | |
|---|---|
| **Application Number : NEW/2001/5404** | **Map No : 17** |
| **Case Officer : HP** | **Site Area : 0.16** |
| **Valid Date : 14 JAN 2002** | **Received Date: 06/12/2001** |

**Level : Delegated Application**

**Description : Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

**Location : Woodcliffe Cottage, Henley Road, Wargrave, Reading.**

**Parish : WA Ward : WAR**

**Applicant : Mr G Coupland C/O Simmonds Mills.**

(1)

***Fee Required: £95 Fee Received: £95***

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | show position works on block plan | 12/12 | ✓ 14/1 |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | Side elevations porch ~~that~~ both sides conservatory | 12/12 | ✓ |
| FLOOR PLANS | Porch is 3.3m wide on floor plan, only 2m on elevation. | 12/12 | ✓ |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | - | | |

**Is the site in a Conservation Area:** ☑ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB app.

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓ Area of Special Landscape Importance

Trees

● Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

● Highways ✓ re Garden wall

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Prot. Zone + proximity to Flood Zone ✓

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
*Sport England*
Society for Proct' of Ancient Bldgs
English Heritage

## NEIGHBOURS

..... ✓ SN + See map

..... + site inside red line ✓

.....

.....

.....

.....

No pre-apps.

## OTHERS

..... (Green Belt)

.....

.....

.....

.....

.....

# Simmonds.Mills
## architect.builders
ecological design
sustainable construction

14 JAN 2002 5404 JA 2002

Wednesday, 09 January 2002 13:09

Wokingham District Council

**No. 2001 / 5404; PLANNING APPLICATION**

**Re: Woodcliffe Cottage, Henley Road, Wargrave, Reading.**

Dear Sir / Madam

Following your letter of 12 dec. 01, please find enclosed our revised planning application (inc. fee for £95) for work at the above property. We enclose six copies of revised drawings that clarify the points raised in your letter. We trust that the planning application is now ready for processing.

The list of drawings is now as follows:

Site plan 1.2500, block plan 1.500, drg.s 1,2,3,4,5,6b,7a,8a,9a,10a & 11a.

Please send us a receipt for the fee.

Yours sincerely,

Adele Mills
for Simmonds.Mills


Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

14 JAN 2002 * 5404

COPY

Tel. (0118) 974 6429 or 6433

Date: 12 December 2001

Your Ref:

My Ref: NEW/2001/5404

Mr G Coupland
C/O Simmonds Mills
Green Wood Trust
Station Road
Caolbrookdale, Telford
Shropshire
TF8 7DR


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Sir/Madam

**Reference Number: 2001/5404**

**Site Address: Woodcliffe Cottage, Henley Road, Wargrave, Reading.**

**Proposal: Proposed single storey extension to dwelling to form replacement conservatory plus porch replacement.**

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. Please show the position of all new works clearly on the block plan.

2 Please provide 6 copies of the side elevations of the porch and both sides of the conservatory.

3 The porch measures 3.3m wide on the floor plan and only 2m wide on the elevation, Which is correct?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

***Carol Hurst***

Senior Technical Officer
Development Control

# Environmental Services

For office use only.
Application number: 14 JAN 2002 * 5404

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name | MR. G. COUPLAND |
| | Address and postcode | HUCKENDEN FARM, WHEELER END. |
| | | HIGH WYCOMBE. |
| | | BUCKS. HP14 3ND. |
| | Phone number | 01494 · 881190 |
| 2 | Agent's Name | SIMMONDS·MILLS architect·builders |
| | Address and postcode | GREEN WOOD TRUST. |
| | | STATION ROAD. |
| | | COALBROOKDALE. |
| | | TELFORD, SHROPSHIRE. TF8 7DR. |
| | Phone number | 01952 - 433252. |
| 3 | Site | WOODCUFFE COTTAGE |
| We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | | HENLEY ROAD |
| | | WARGRAVE |
| | | READING |
| | | BERKS. |
| | | RG10 8PJ. |
| 4 | Give brief details of the proposal for example, two storey side extension. | About the application: RE-BUILD EXISTING PORCH, RE-BUILD EXISTING FLAT ROOF LEAN-TO'S AS PITCHED ROOF CONSERVATORY. |
| 5 | Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☐ NO WORK TO TREES. |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | WHITE PAINTED BRICK PLINTHS TO MATCH EXISTING WITH OAK FRAMED SUPERSTRUCTURES. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 4 | Proposed: 3 |
| 10 | Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☑ |
| 11 | Checklist. Please make sure that you enclose the following. | | |
| | a Six copies of this form signed and dated. | | |
| | b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I/or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| | | |

None of the land forms part of an agricultural holding.

Your signature: A Williams on behalf of G. COUPLAND

Date 27.11.01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS Woodcliffe Cottage. Wargrave Road. PARISH Wargrave.

PLOT No.

ORD. SHEET No. 50.7879. (17)

BUILDER

LISTED

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 836/55 | Trustees of The Wooddyffe Home | Outline - Res Dev | 14 11 55 | N/A Ref |
| PD/423/58 | Mr O. C. Hayes. | Garage | 14 10 58 | App N/A |
| O/50/64 | Mr T Horne | Outline - Dwelling house + garage on part of garden | 20 2 64 | N/A Ref |
| PD/426/68 | Miss E M West | Alt to kitchen to provide bathroom | 3 10 68 | App N/A |
| PD 542/68 | " " | Covered Way | 31 10 68 | App N/A |
| 36766 LBC | " | RENOV. COBBLE END (RETRO) | 9.1.91 | CLA |

DATE OF COMPLETION

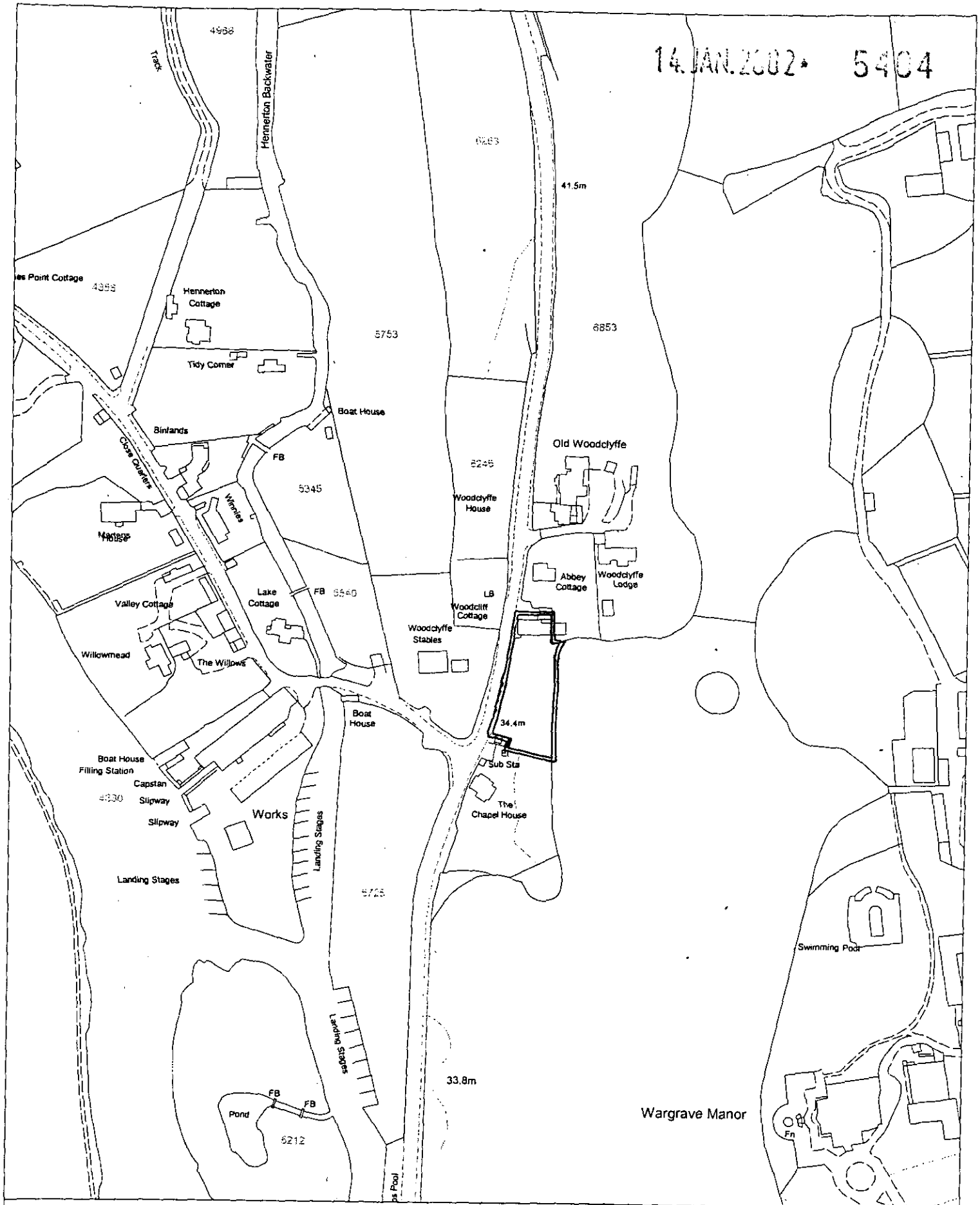
MINISTRY DECISION O/50/64 Appeal dismissed Dec 1964.

SPECIAL ORDERS

DRAINAGE

091074

14 JAN 2002 5404




# Site Plan, Scale: 1 to 2500

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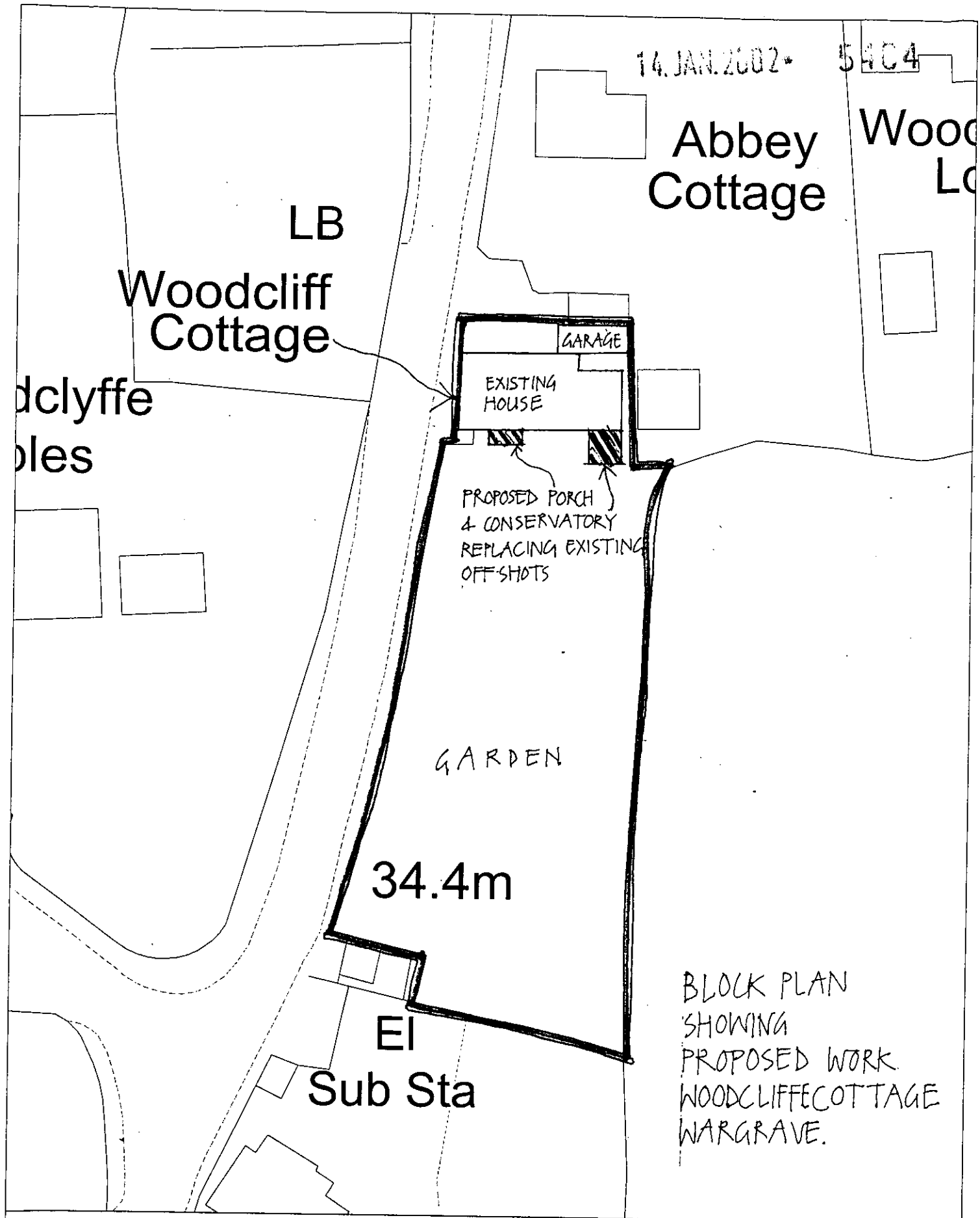
Date: 22 November 2001

N
W E
S




Site Plan, Scale: 1 to 500

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Date: 22 November 2001

N W E S

14.JAN.2002 5404

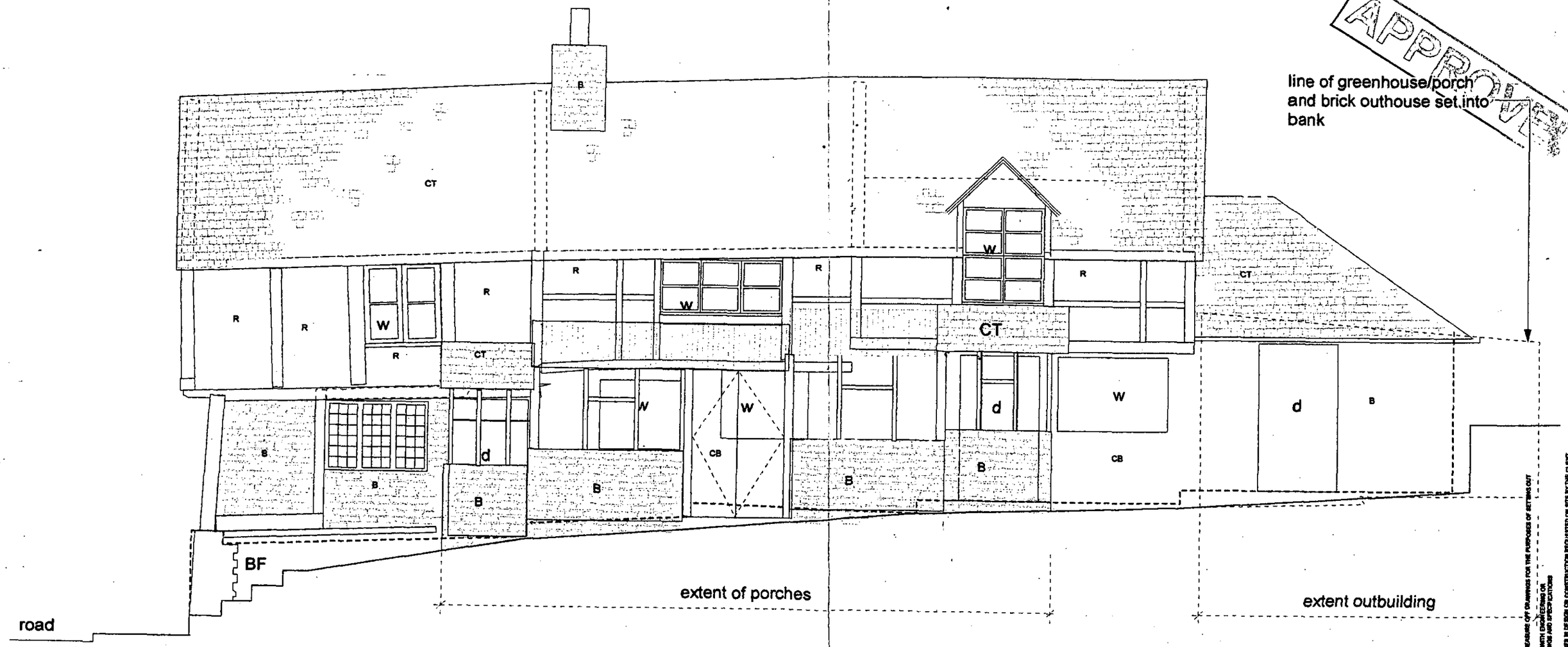
NOTES:

PART 1 REGISTER

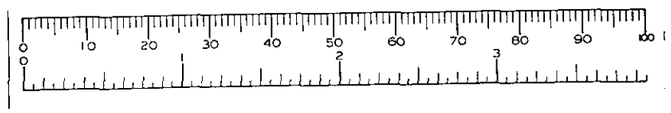
DELETED

d dosco
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam

APPROVED




south elevation - as existing





SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com


PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

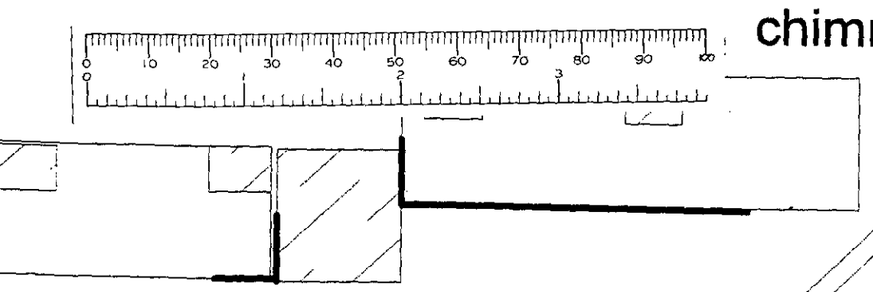
Date 115/11/01

SCALE 1.50 DRAWING NO. 5 DRAWING TITLE south elevation - as existing

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT

ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS

PLEASE INFORM THIS OFFICE OF ANY CHANGES IN DESIGN OR CONSTRUCTION REQUESTED ON SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.



cross section detail 1.10
new spine beam &
steel brackets.




KEY
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam

APPROVED

# CROSS SECTION AA

5409
5404
ADDITIONAL PLAN

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

11 MAR 2002

COPIES TO


SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com


PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

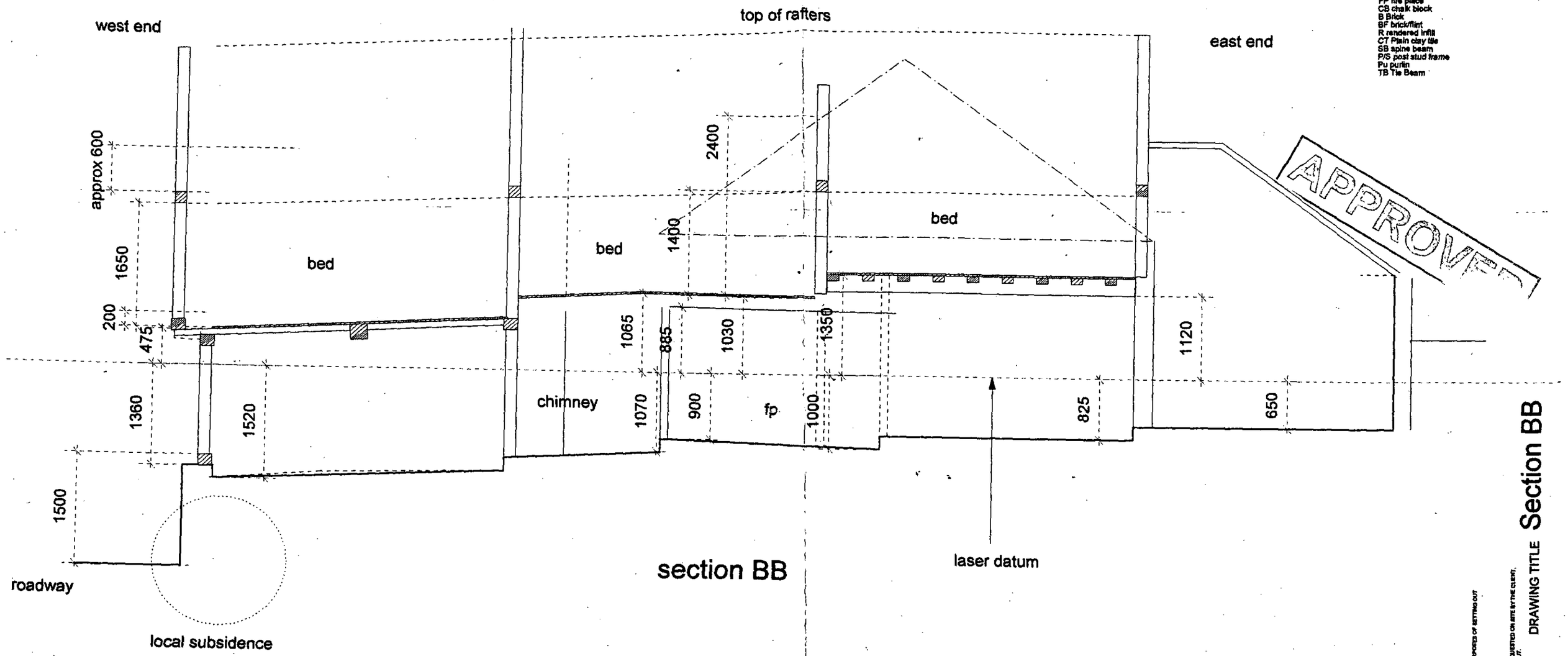
Date 11/11/01

SCALE 1.25 DRAWING NO. 4a - 7.3.02 DRAWING TITLE Section AA


UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERS OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS
PLEASE INFORM THIS OFFICE OF ANY CHANGES IN DESIGN OR CONSTRUCTION REQUESTED OR SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.

14 JUN 2002 5484
PART 1 REGISTER
DELEGATED

KEY:
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam




section BB

APPROVED

Section BB

DRAWING TITLE

3 DRAWING NO.

1.50 SCALE

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
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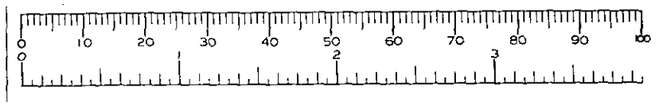


SIMMONDS.MILLS architect.builders
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mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

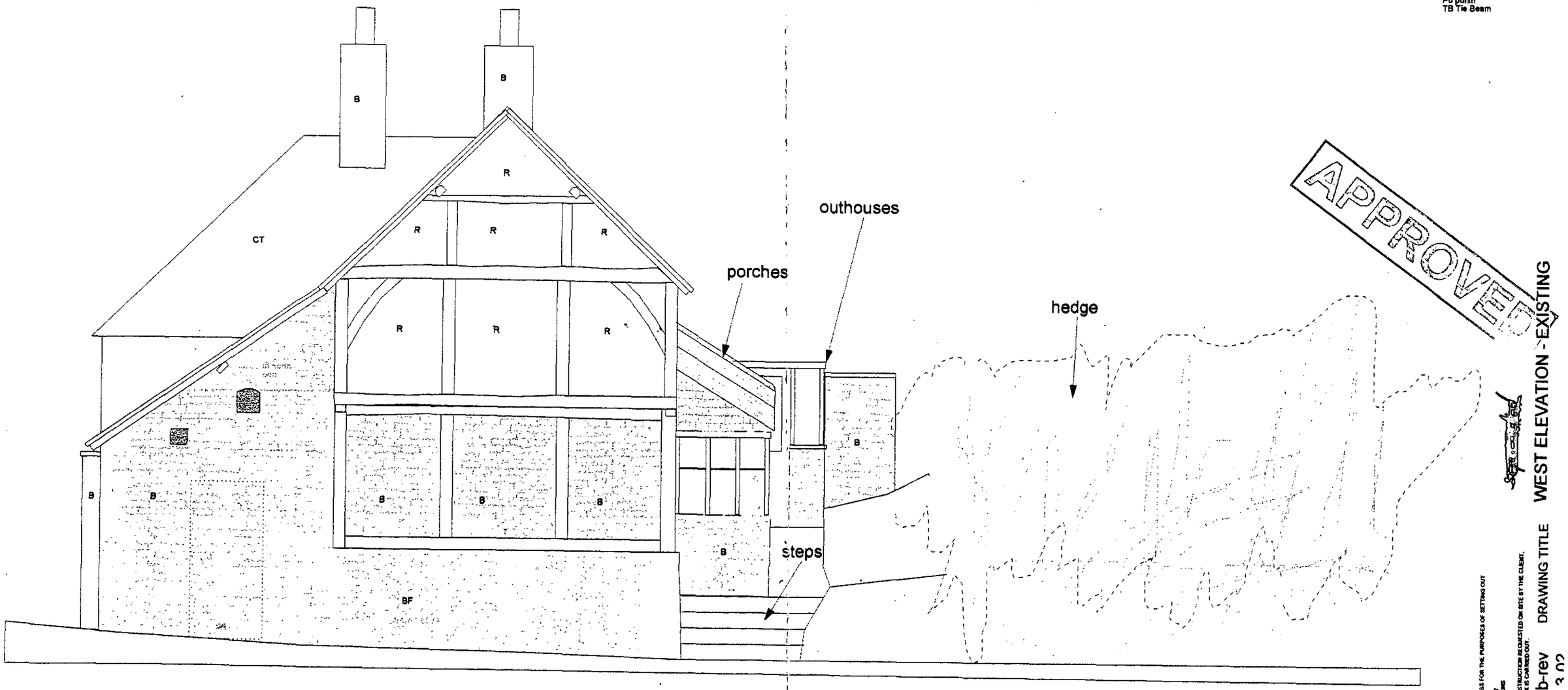
JOB NO.

DRAWING SIZE A3

Date 14.11.01

# NOTES:

KEY
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam




APPROVED

WEST ELEVATION - EXISTING

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT

ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS

PLEASE INFORM THIS OFFICE OF ANY CHANGES IN DESIGN OR CONSTRUCTION REQUESTED ON SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.

SCALE 1.50 DRAWING NO. 8b-rev DRAWING TITLE

7.3.02

5409
5404
ADDITIONAL PLAN

| PLANNING SERVICES | HPT |
|---|---|
| PCL | TLS |
| DC | ENF |
| APP | |
| CC | |
| 11 MAR 2002 | |
| COPIES TO | ACK |
| | FILE |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E-mail: simmondsmills@f2s.com


PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

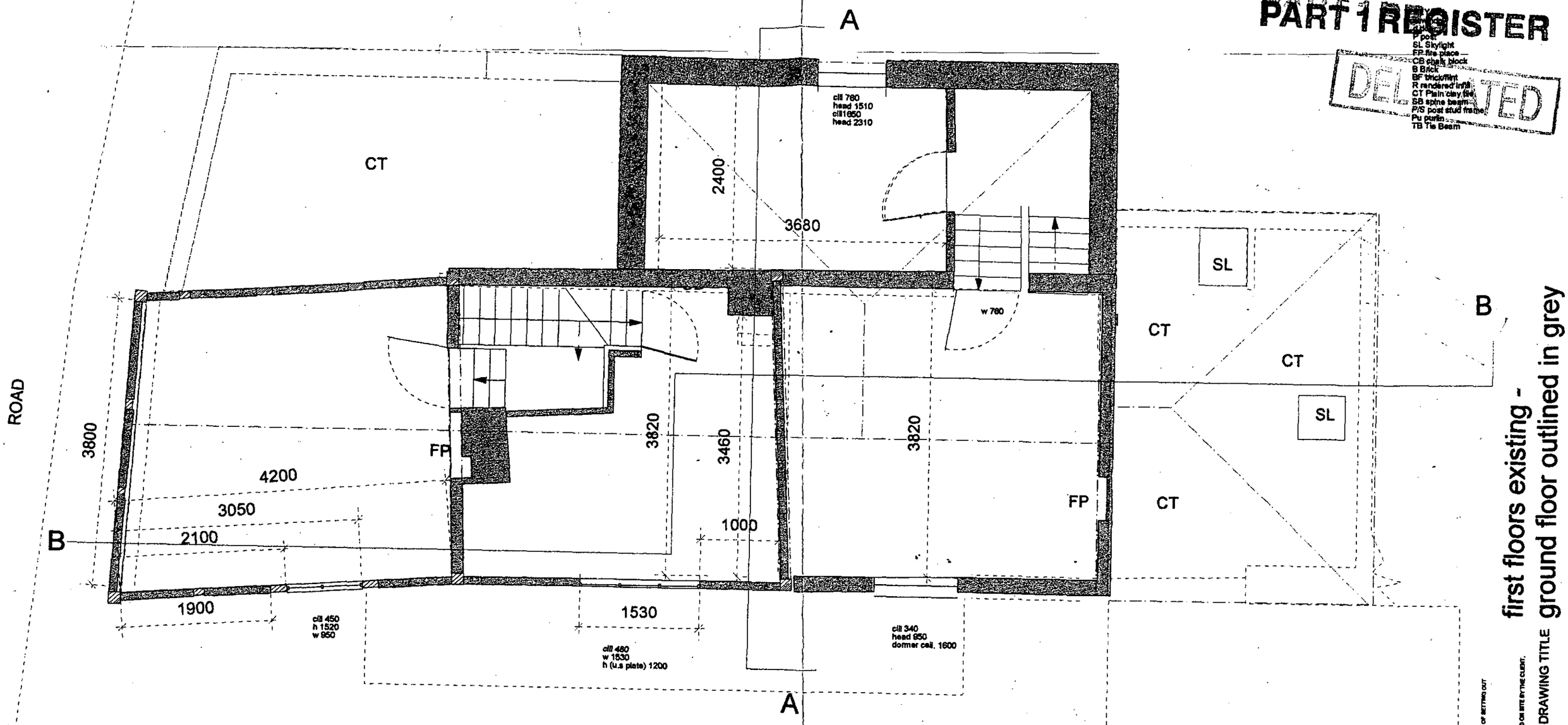
DRAWING SIZE A3

Date 3.12.01

14 JAN 2002* 5404
PART 1 REGISTER
DELEGATED

NOTES:

P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam




# first floor plan - with ground as greyed background

hedge

garden

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
e-mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

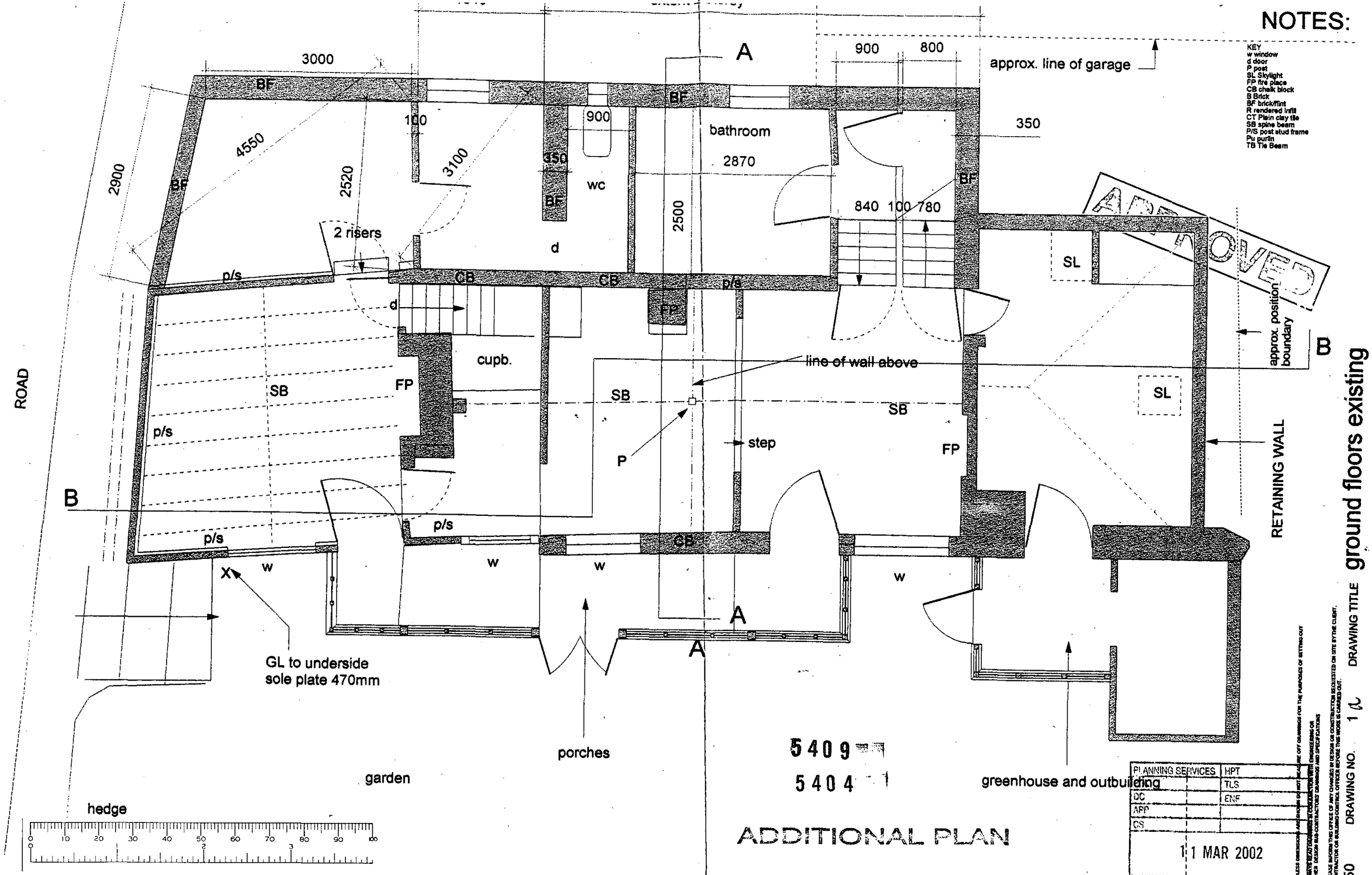
Date 15/11/01

SCALE 1.50

DRAWING NO. 2

DRAWING TITLE ground floor outlined in grey first floors existing -

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN BUILDCONTRACTORS' DRAWINGS AND SPECIFICATIONS
PLEASE INFORM THIS OFFICE OF ANY CHANGES BY DESIGN OR CONSTRUCTION REQUESTED ON SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.




ground floors existing

DRAWING TITLE

DRAWING NO. 1

SCALE 1.50

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE: Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

NOTES:

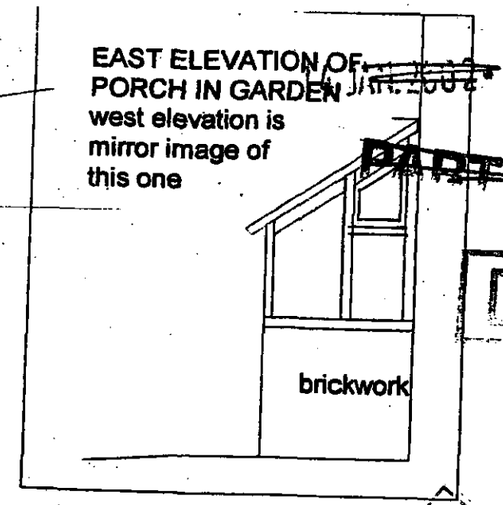
5404

KEY
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
CT Plain clay tile
SB spine beam
PIS post stud frame
Pu purlin
TB Tile Batten

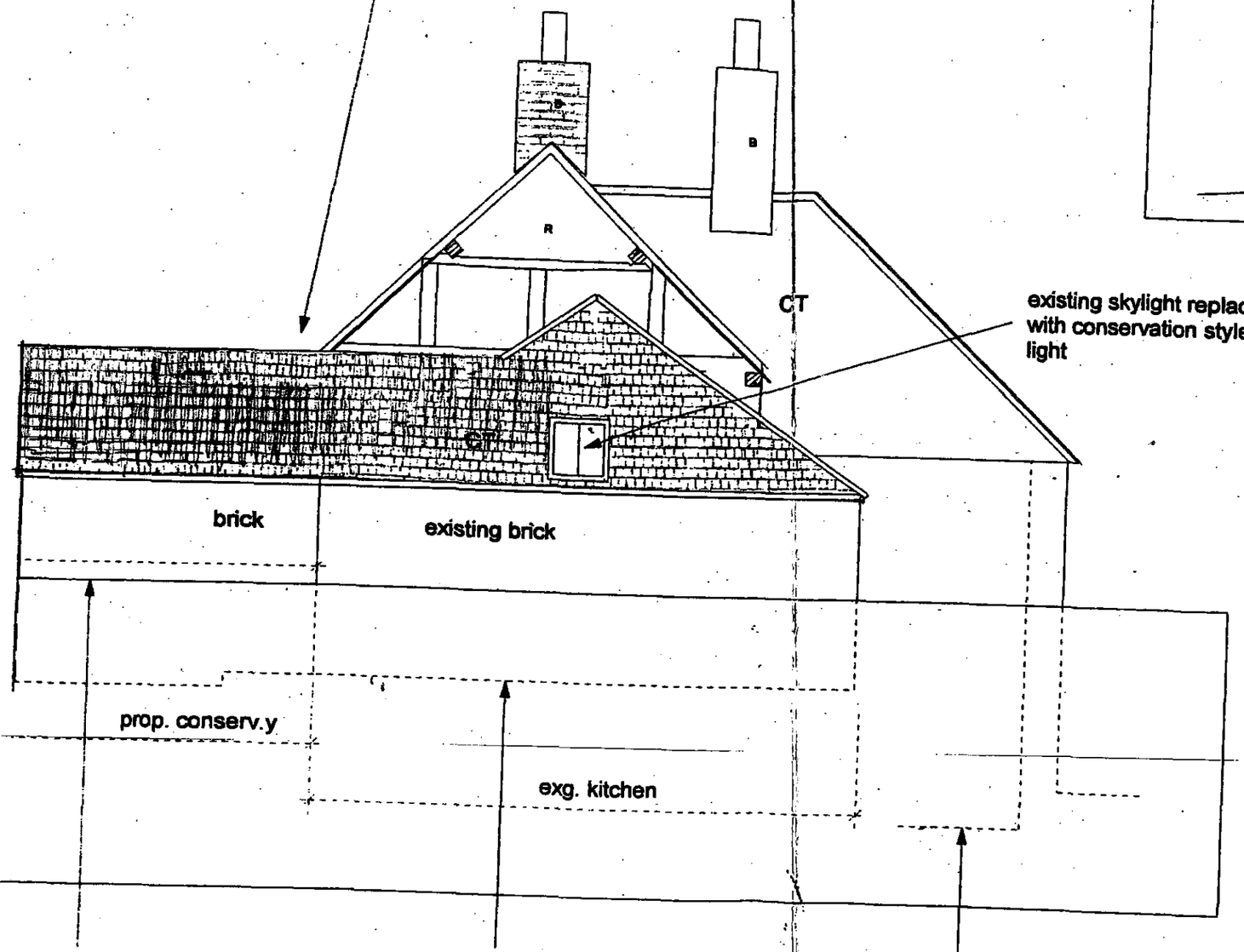
PART 1 DELEGATED

DELEGATED

EAST ELEVATION OF PORCH IN GARDEN
west elevation is mirror image of this one




APPROVED




REVISED PLAN
5404
5409

1.50 DRAWING NO. 11a-rev DRAWING TITLE East elevation - proposed
10 1 02

SCALE

Date 20.12.01

JOB NO. 302 DRAWING SIZE A3

PROJECT TITLE; Woodcliffe Cottage, Wargrave

MMONDS.MILLS architect.builders
01952 433252 Fax: 432022
l: simmondsmills@f2s.com

cd 2/9/02

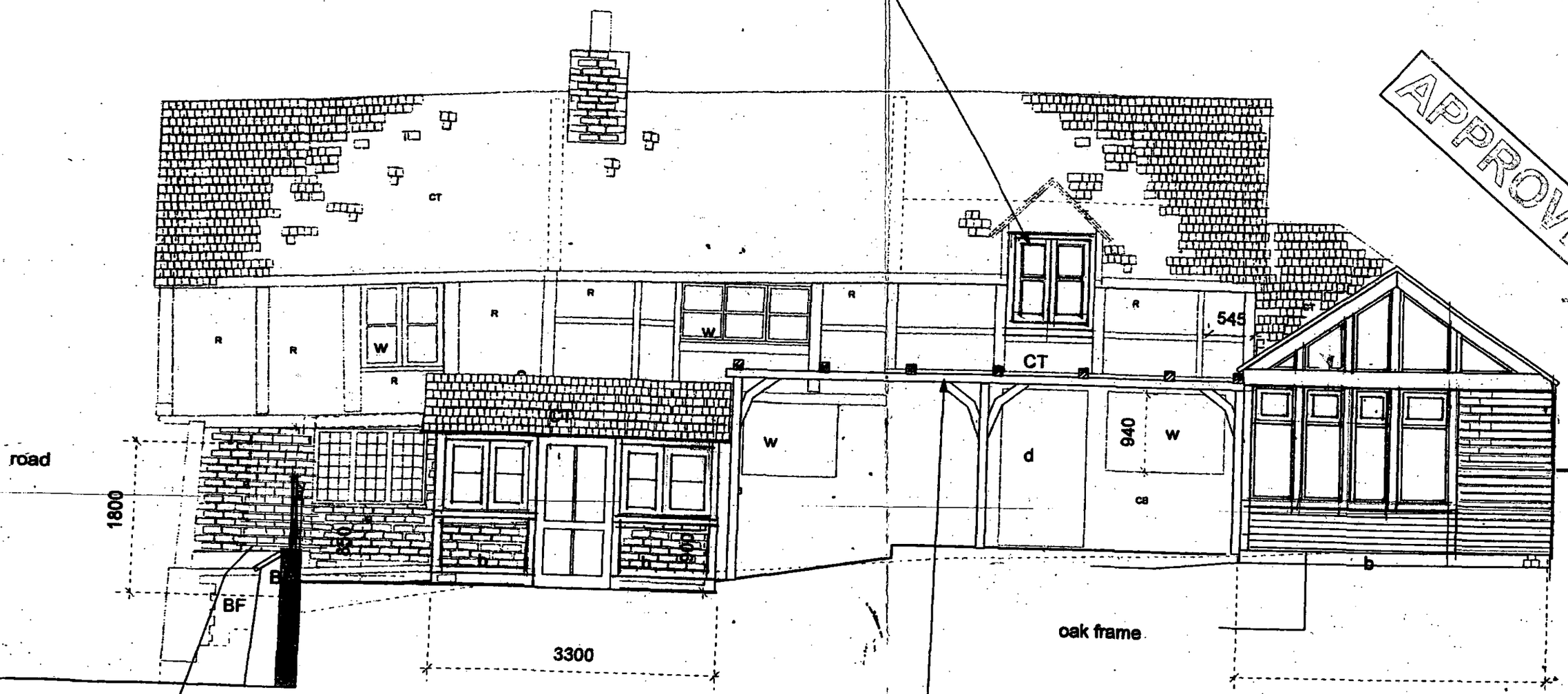
14 JAN 2002 5404

NOTES:

PART 1 REGISTER
DELEGATED

existing windows retained. Existing steel window in dormer replaced with timber window

glazed roof to west - tiled with rooflights to east




APPROVED

south elevation as proposed

new brick/flint garden wall with brick piers to road side. Exg. steps removed and new steps built alongside new wall up to garden. New garden gate.

rebuilt section of porch over doorway with glazed front and plain clay tile roof

lime render to chalk block walls

oak framed pergola to support vine

oak frame

new conservatory set down into ground: south elevation glazed

REVISED PLAN
5409 & 5404

MONDS.MILLS architect.builders
952 433252 Fax: 432022
simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

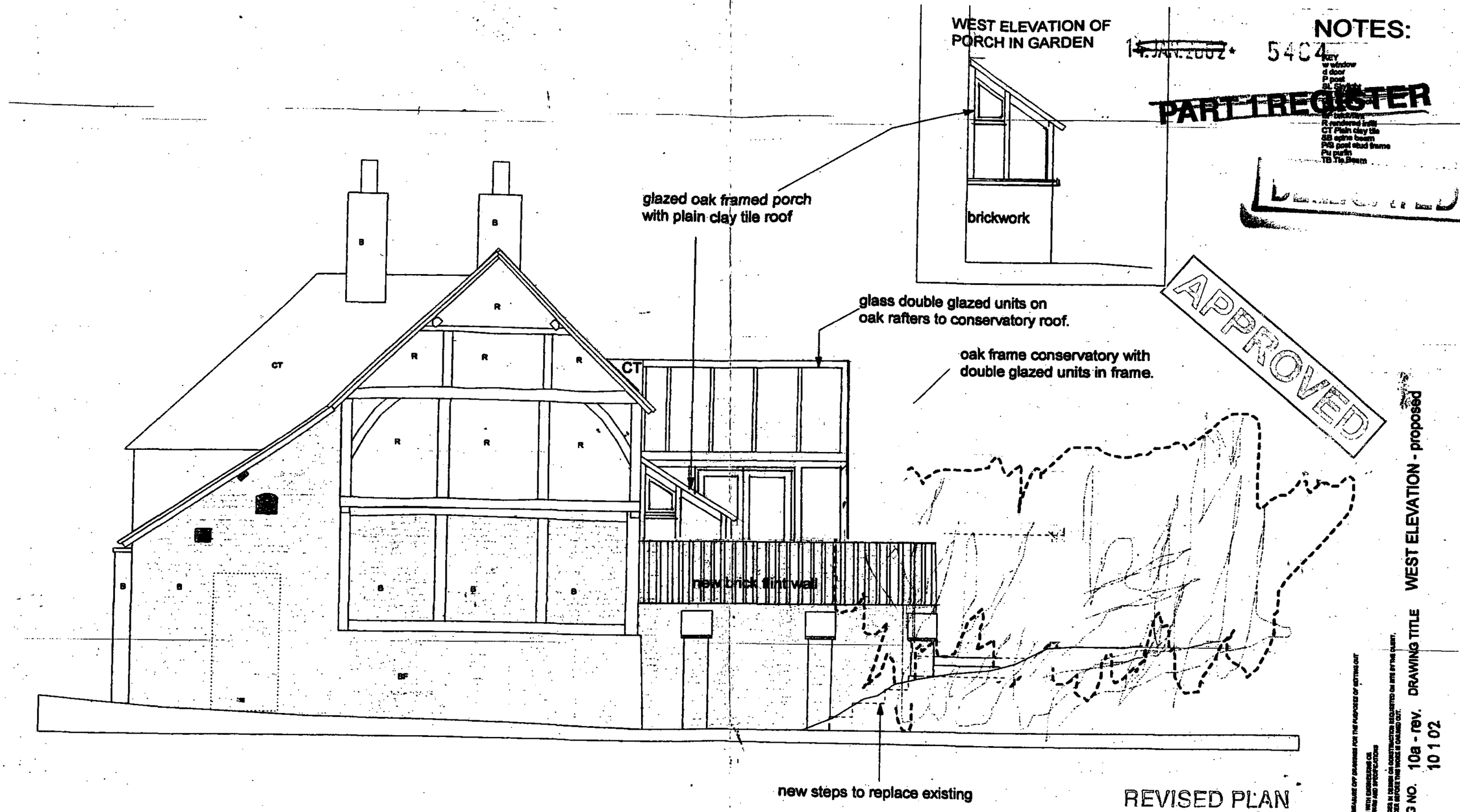
SCALE 1:50

DRAWING NO. 7a-rev

DRAWING TITLE

10.1.02

5/1/02




NOTES:

KEY
w window
d door
P post
SL Skylight
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam

14 JAN 2002 5404

PART I REGISTER

REVISED PLAN
5404

5409

J Clements

MMONDS.MILLS architect.builders
: 01952 433252 Fax: 432022
nail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

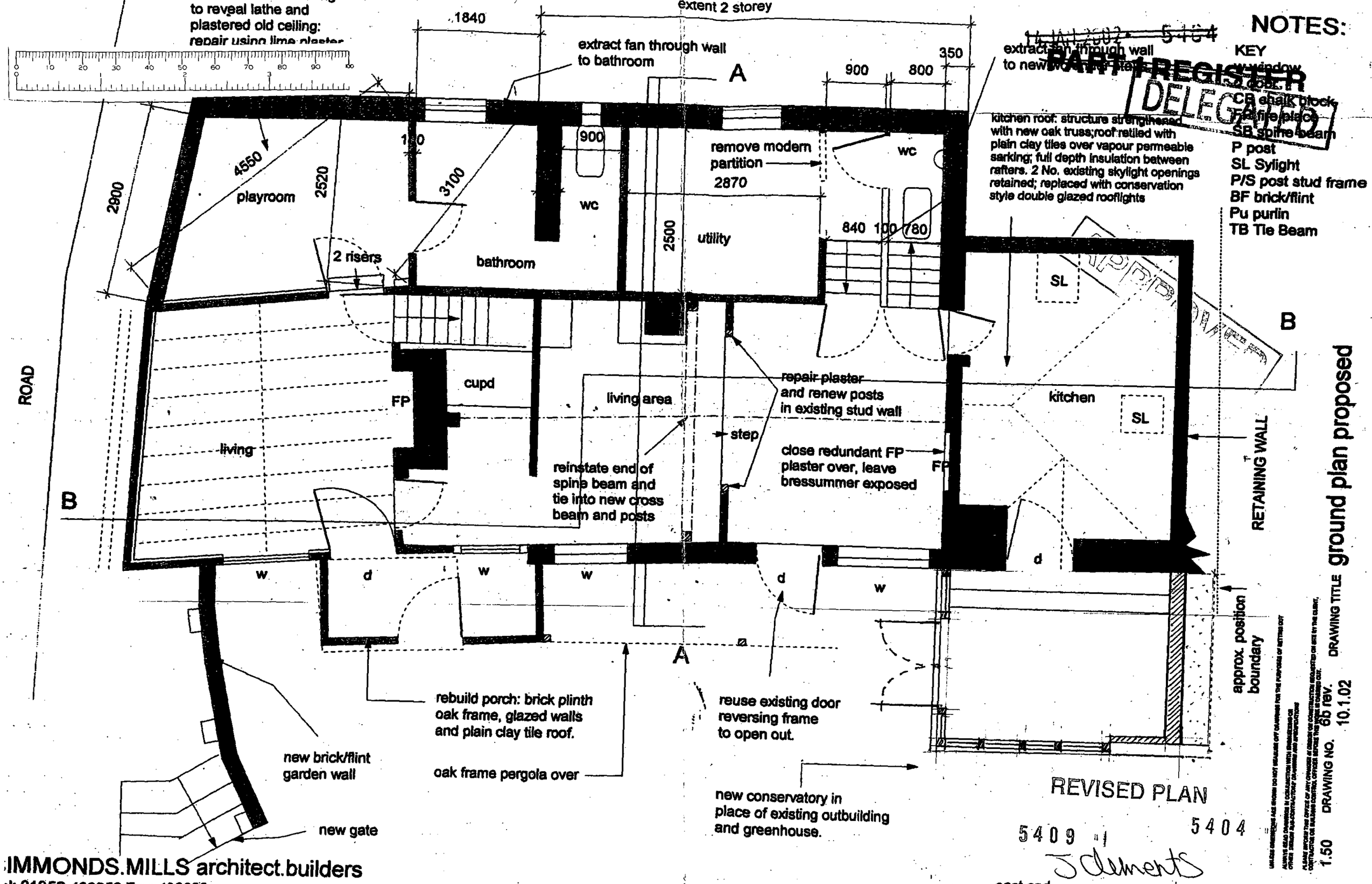
DRAWING SIZE A3

Date 3.12.01

SCALE 1.50

DRAWING NO. 10a - rev. 10 1 02

DRAWING TITLE WEST ELEVATION - proposed





SIMMONDS.MILLS architect.builders
el: 01952 433252 Fax: 432022
mail: simmondsmills@f2s.com


PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

SCALE 1.50

DRAWING NO. 6b rev. 10.1.02

DRAWING TITLE ground plan proposed


14 JAN 2002 5404
PART 1 REGISTER
DELEGATED
APPROVED

extract fan through wall

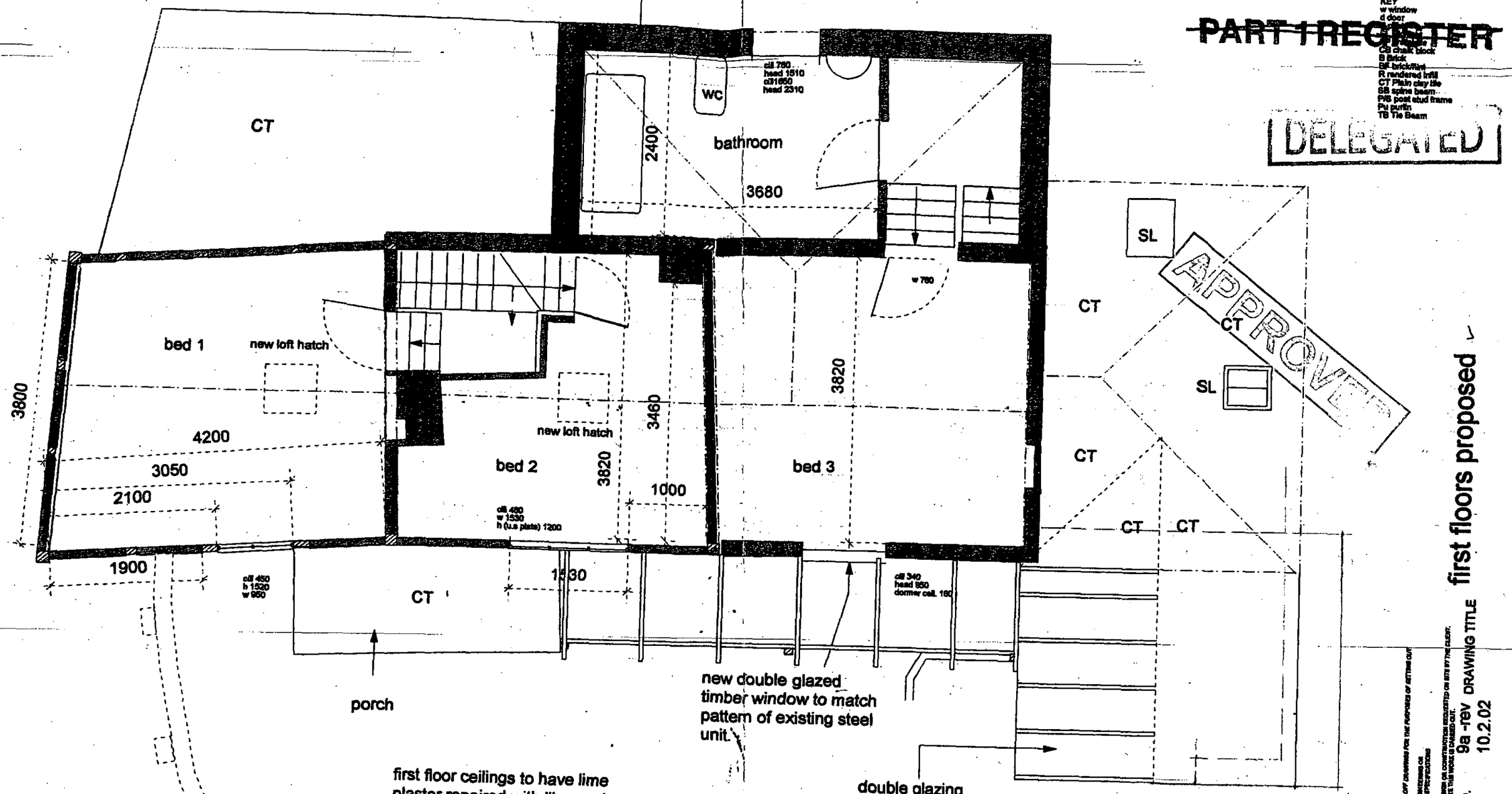
~~14 JAN 2002~~ 5404

NOTES:

KEY
w window
d door
CT Clay tile
CB Chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam

~~PART I REGISTER~~

DELEGATED




first floors proposed

first floor ceilings to have lime plaster repaired with like, and new lining paper applied

REVISED PLAN

5409 5404

0 10 20 30 40 50 60 70 80 90 100


MMONDS.MILLS architect.builders
01952 433252 Fax: 432022
ail: simmondsmills@f2s.com


PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

SCALE 1.50

DRAWING NO. 9a -rev

DRAWING TITLE first floors proposed

10.2.02

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWING FOR THE PURPOSES OF SETTING OUT.
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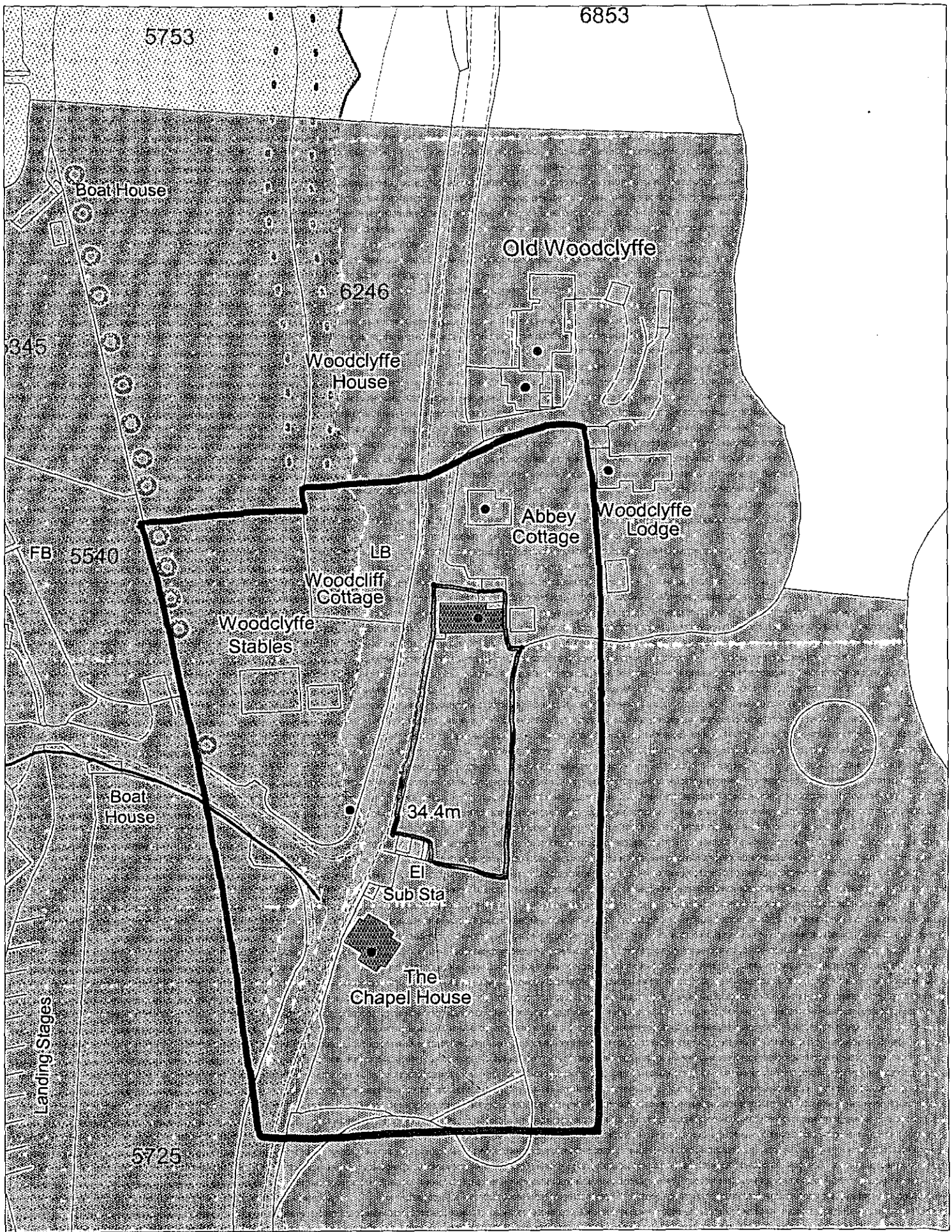
14 JAN 2002* 5404

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Development Control Section, Environmental Services, Wokingham District Council.
11 December 2001

Scale: 1 : 1250

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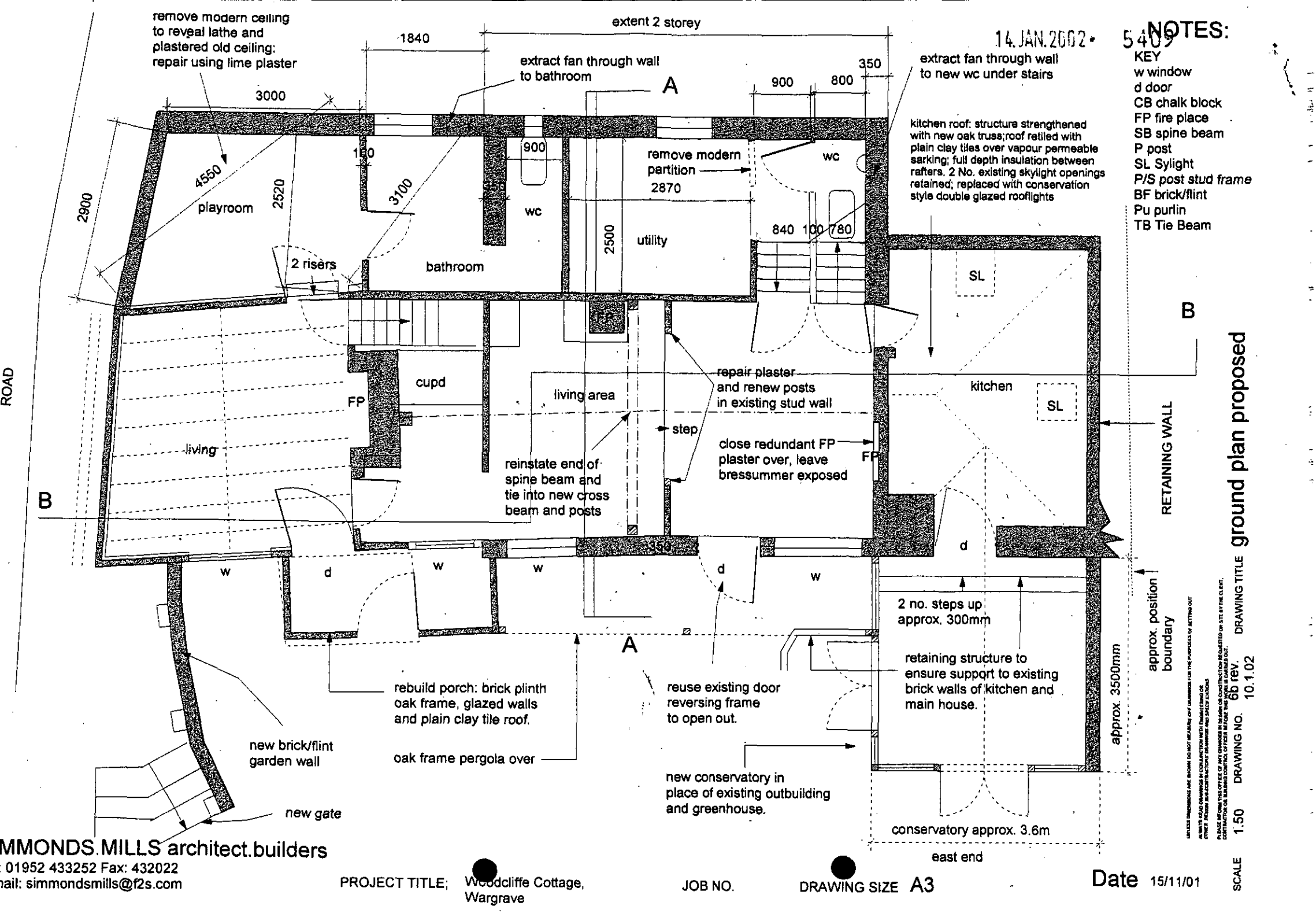


MMONDS.MILLS architect.builders
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ail: simmondsmills@f2s.com

14.JAN.2002 5409

remove modern ceiling to reveal lathe and plastered old ceiling: repair using lime plaster

extent 2 storey

1840

extract fan through wall to bathroom

A

3000

900

800

350

extract fan through wall to new wc under stairs

kitchen roof: structure strengthened with new oak truss;roof retiled with plain clay tiles over vapour permeable sarking; full depth insulation between rafters. 2 No. existing skylight openings retained; replaced with conservation style double glazed rooflights

NOTES:

KEY
w window
d door
CB chalk block
FP fire place
SB spine beam
P post
SL Sylight
P/S post stud frame
BF brick/flint
Pu purlin
TB Tie Beam

150

900

4550

playroom

2520

2900

3100

wc

remove modern partition

2870

wc

2500

utility

840 100 780

2 risers

bathroom

SL

B

kitchen

SL

cupd

FP

living area

repair plaster and renew posts in existing stud wall

step

close redundant FP plaster over, leave bressummer exposed

FP

living

reinstate end of spine beam and tie into new cross beam and posts

B

w

d

w

w

d

w

d

2 no. steps up approx. 300mm

A

rebuild porch: brick plinth oak frame, glazed walls and plain clay tile roof.

reuse existing door reversing frame to open out.

retaining structure to ensure support to existing brick walls of kitchen and main house.

approx. 3500mm

approx. position boundary

RETAINING WALL

new brick/flint garden wall

oak frame pergola over

new conservatory in place of existing outbuilding and greenhouse.

new gate

conservatory approx. 3.6m

east end

ROAD

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PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

SCALE 1.50 DRAWING NO. 6b rev. 10.1.02

DRAWING TITLE ground plan proposed

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