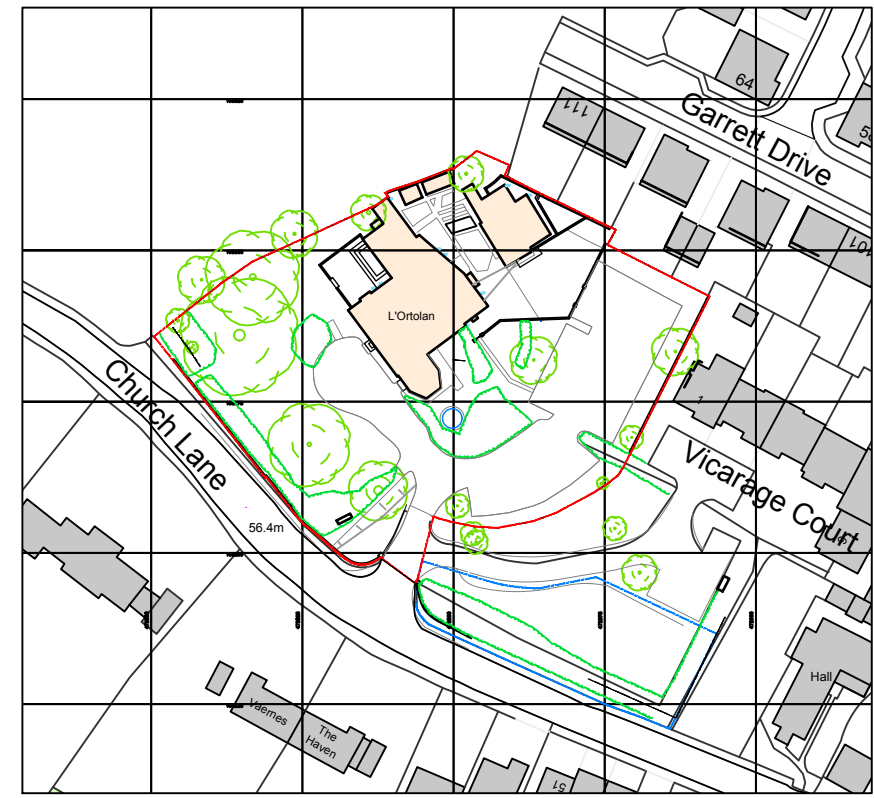


SITE PLAN 1:500



LOCATION PLAN 1:1250

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- site boundary
- - - land in clients ownership



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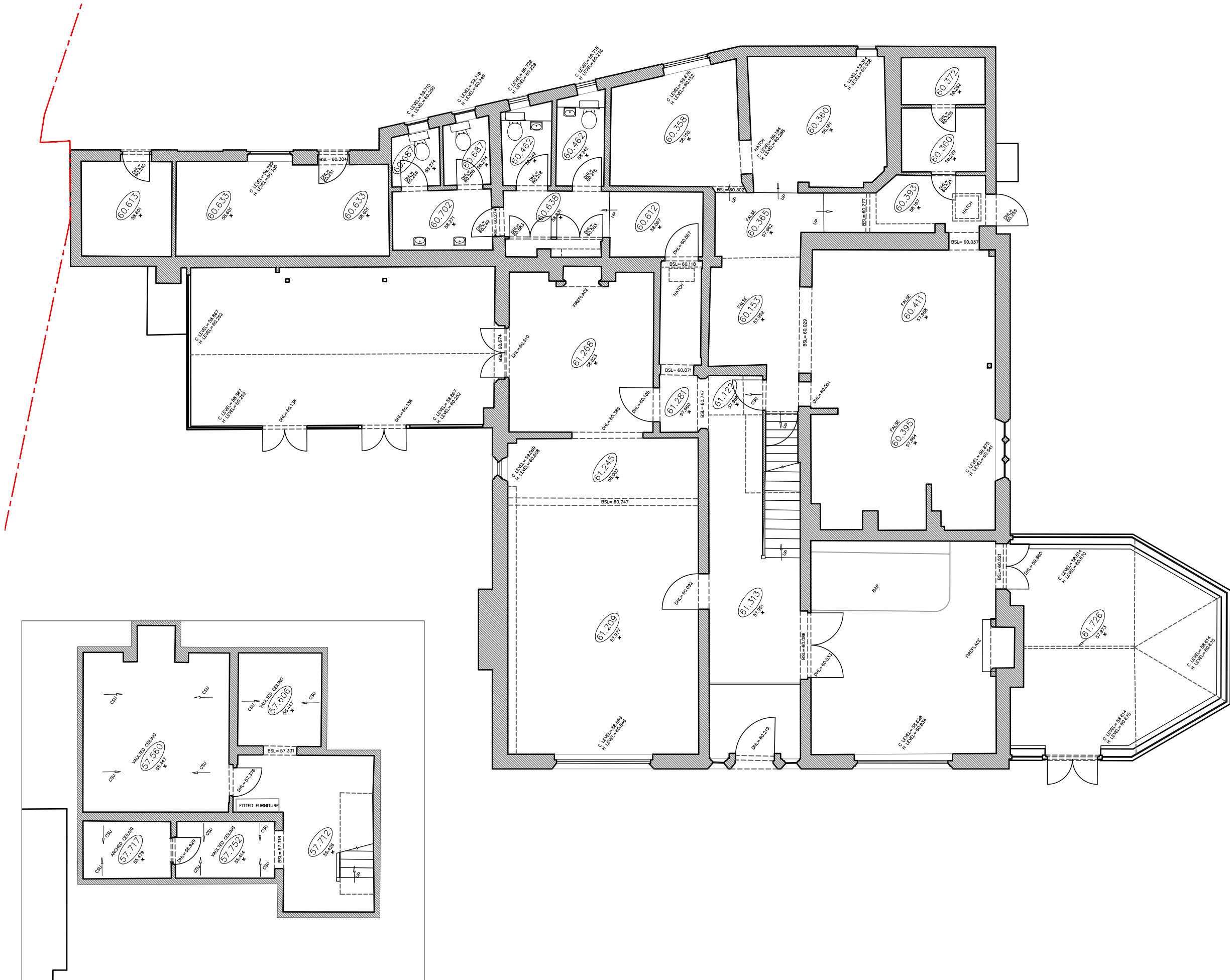
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SCALE@A3	As Noted	

EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING	
EXISTING LOCATION AND SITE PLAN	
ADDRESS: L'ORTOLAN, CHURCH LANE SHINFIELD, READING, RG2 9BY	
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1149	P01
A3 Sheet	



EXISTING BASEMENT PLAN 1:100

EXISTING GROUND FLOOR PLAN 1:100



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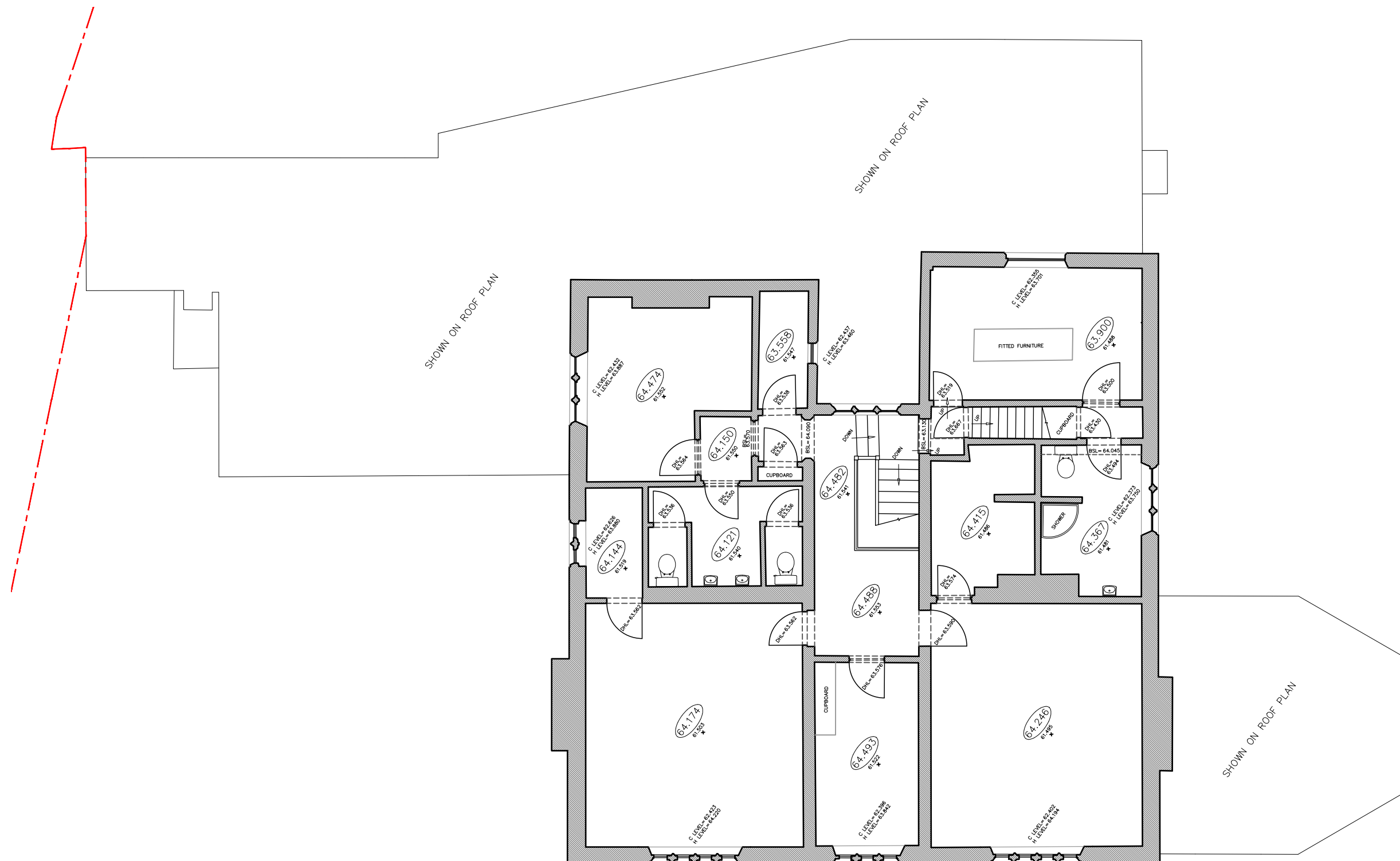
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN EXISTING BASEMENT AND GROUND FLOOR PLAN

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JOB No	DRAWING NUMBER
1149	P02

A3 Sheet



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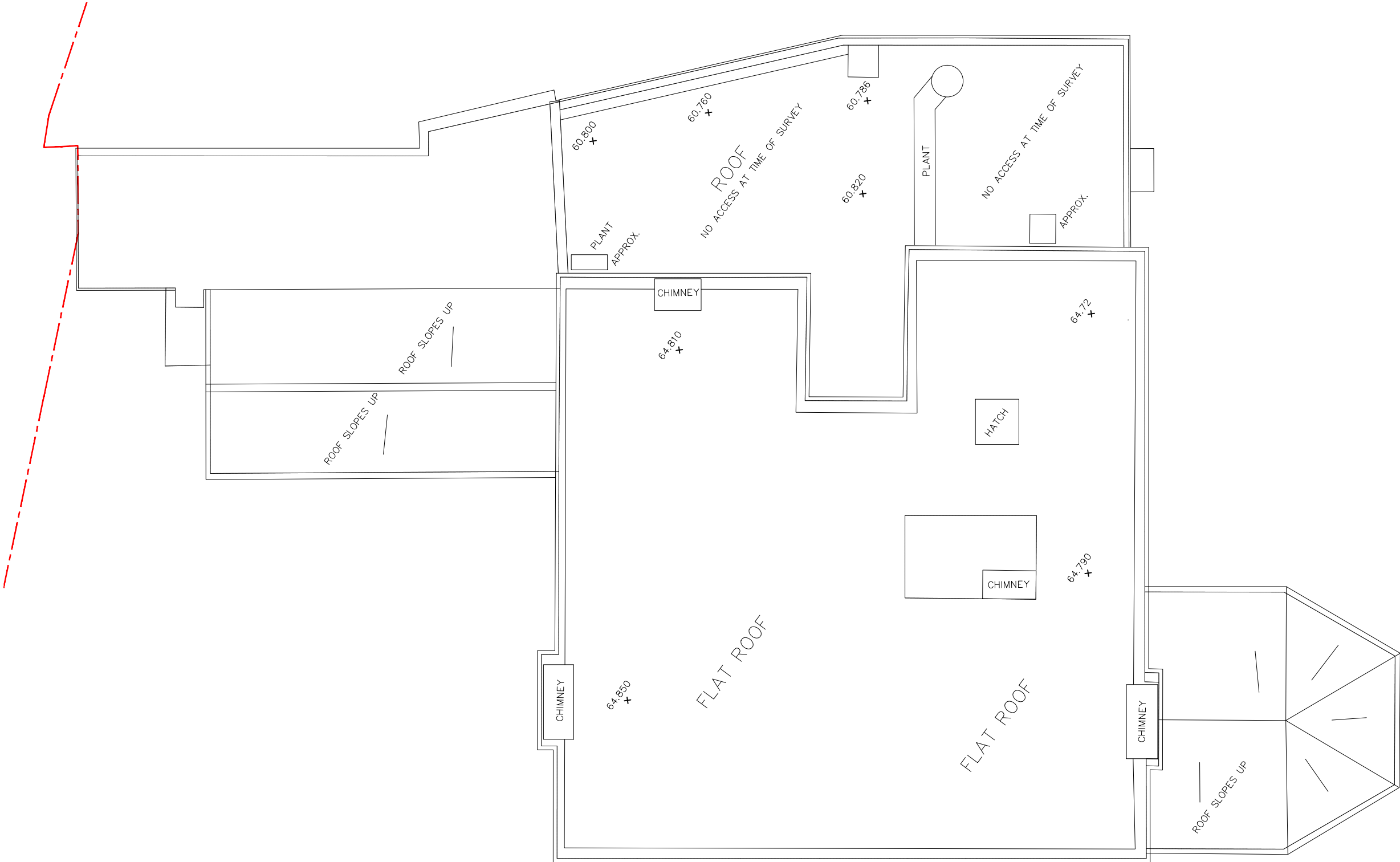
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EXTENSIONS, ALTERATIONS AND NEW
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A3 Sheet



EXISTING ROOF PLAN 1:100

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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
ROOF PLAN

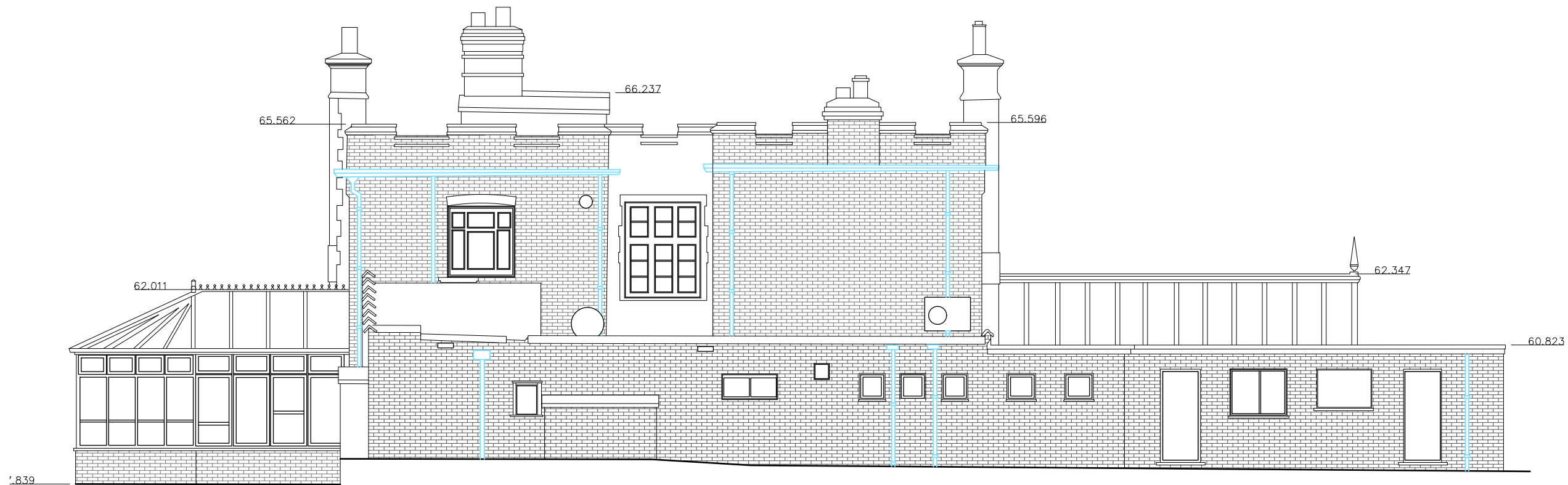
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JOB No	DRAWING NUMBER
1149	P04

A3 Sheet



SW ELEVATION – ENTRANCE



NE ELEVATION



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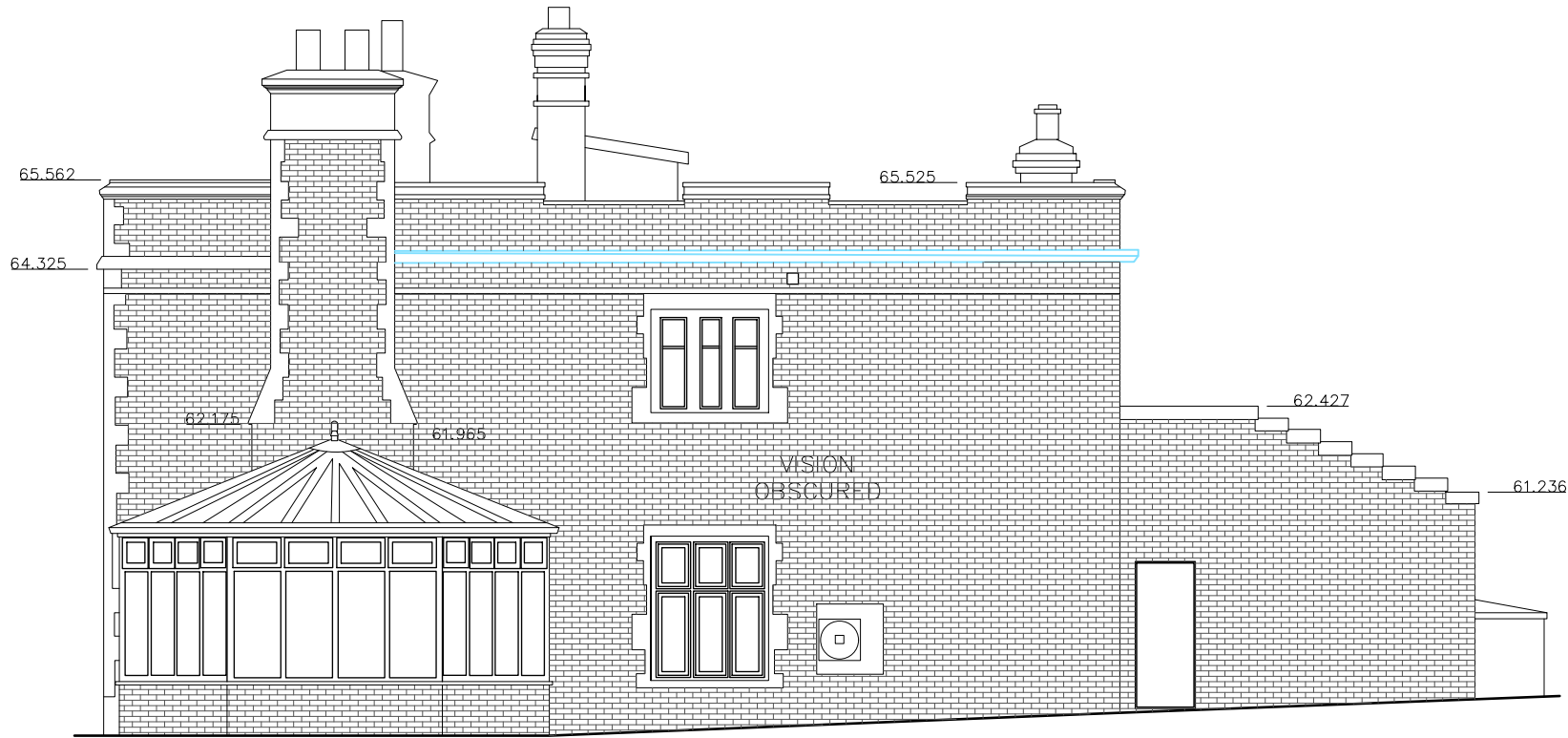
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
ELEVATIONS

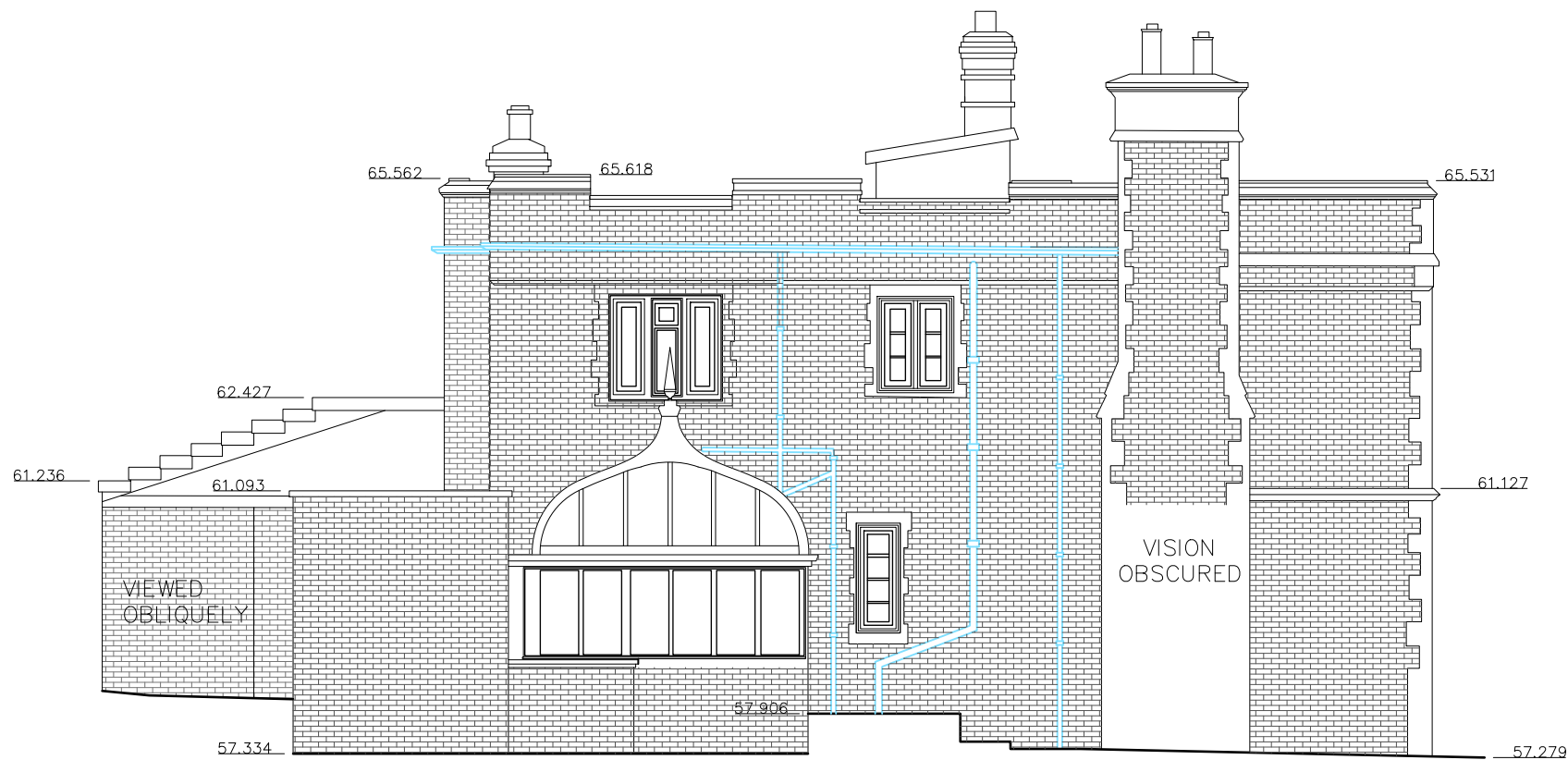
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A3 Sheet



SE ELEVATION



NW ELEVATION



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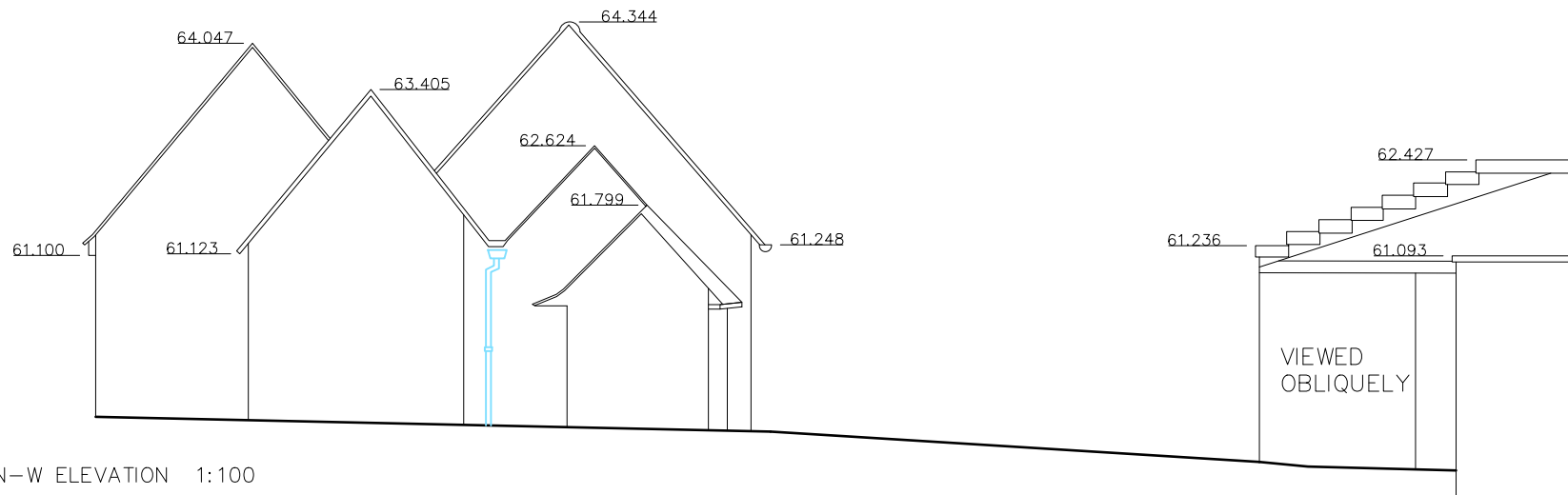
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
ELEVATIONS

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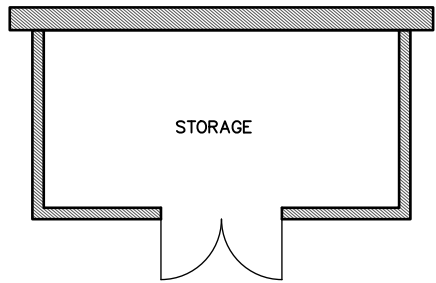
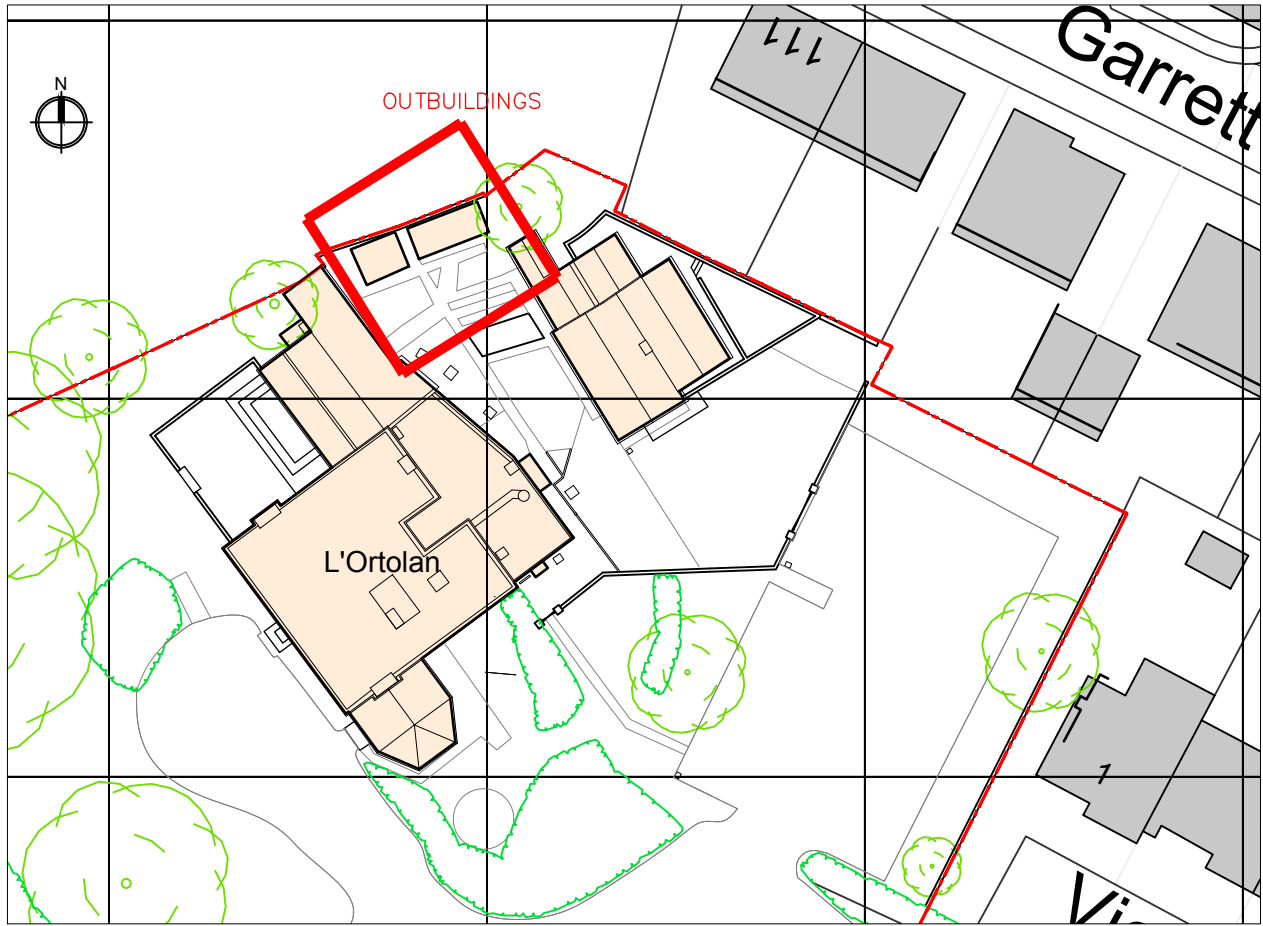
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

ANNEX BUILDING EXISTING
ELEVATIONS

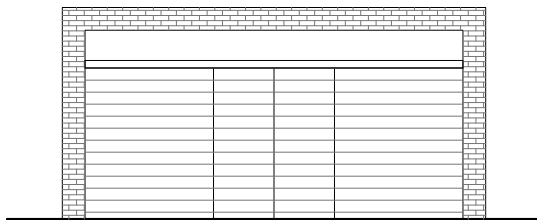
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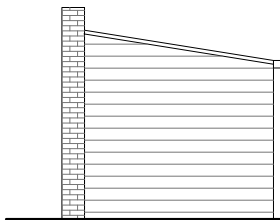
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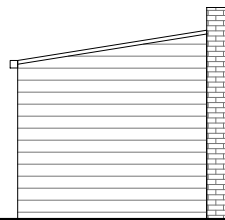
EXISTING OUTBUILDING A GROUND FLOOR PLAN 1:100



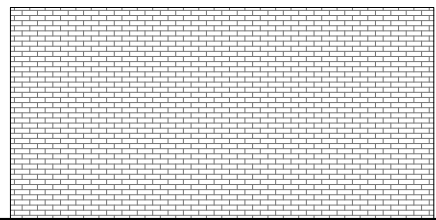
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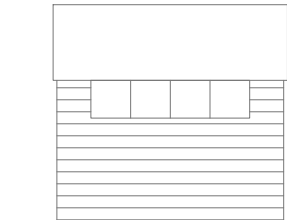
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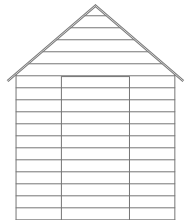
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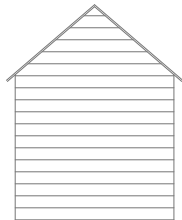
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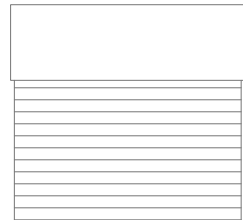
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NE ELEVATION

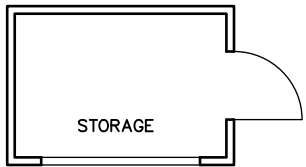


SW ELEVATION



NW ELEVATION

EXISTING OUTBUILDING B GROUND FLOOR PLAN 1:100



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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

OUTBUILDINGS EXISTING
PLANS AND ELEVATIONS

ADDRESS:
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JOB No	DRAWING NUMBER
1149	P09

A3 Sheet



SITE PLAN 1:500

PROPOSAL:

L'Ortolan Main House:
Reinstatement of former loft accommodation
Ground floor extension
Alterations to ground and first floor
Reinstatement of historic chimney detailing and extension of the rear chimney
Solar Panels to flat roof

Annex Building:
Alterations to ground floor
Ground floor extension
Loft extension
Solar panels to flat roof

New Garage Building:
Provision of garaging
Gym to loft, ancillary to the function of the main house

Outbuilding:
To the rear of the site

planning application 162600
— formerly approved new building shown in blue dotted line

new outbuilding

new ancillary building — garage and gym

green areas — existing planting to be retained

existing shingle surfaced area

landscape design to landscape specialist

new bat boxes to existing trees as per PRA report specifications

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction.
Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffolding framework comprising of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire.
Secondary Specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabilizer struts, which should be attached to a base plate and secured with ground pins.
All weather notices should be erected at regular intervals on the weld mesh panels with words such as "Construction exclusion zone - Keep out".

Tree Protection Area
KEEP OUT
Do not move this fence

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

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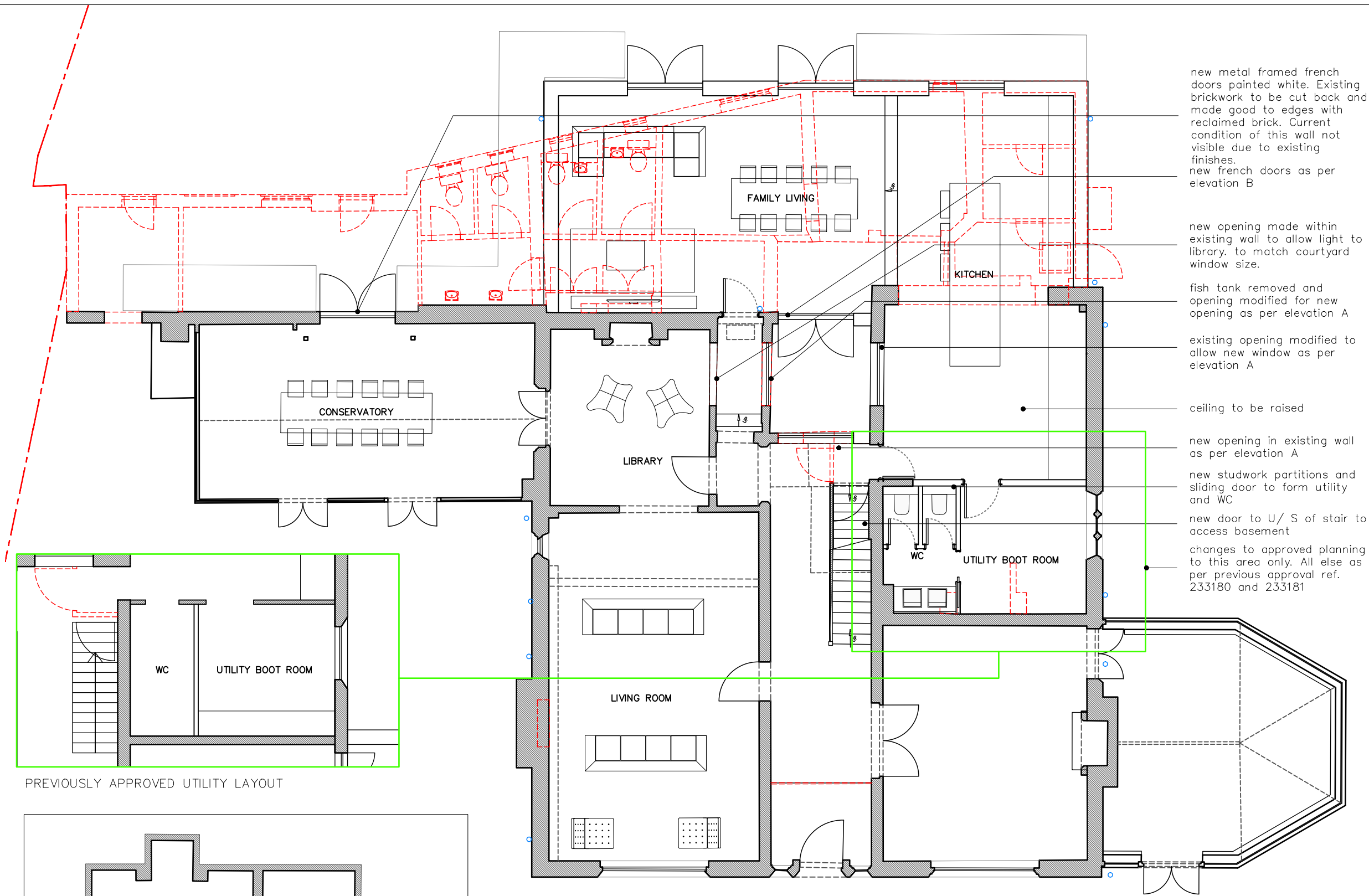
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

PROPOSED
SITE PLAN

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A3 Sheet



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ELEMENTS TO BE REMOVED OR DEMOLISHED

- SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180
1. MINOR CHANGES TO UTILITY
 2. FLOOR LEVEL TO EXTENSION PARTIALLY RAISED



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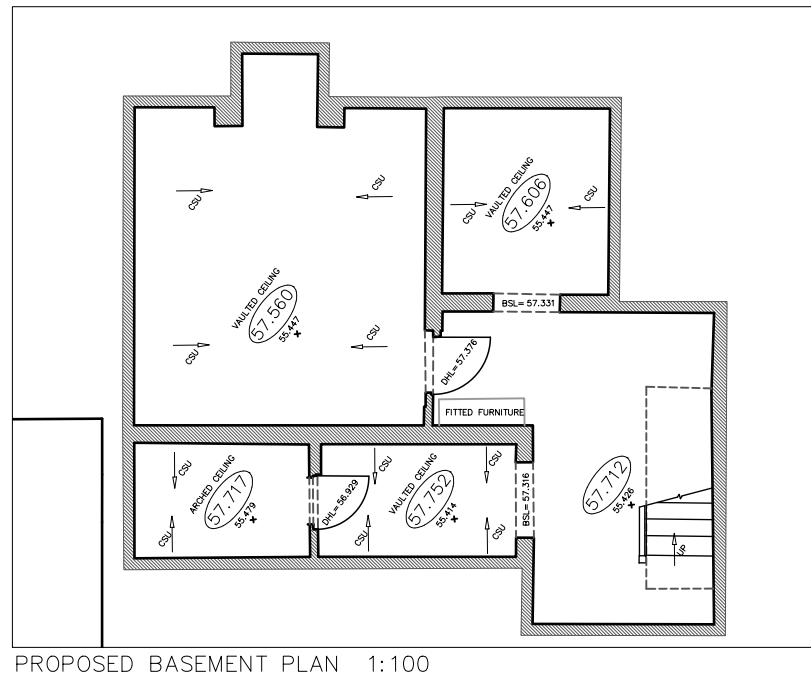
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN PROPOSED BASEMENT AND GROUND FLOOR PLAN

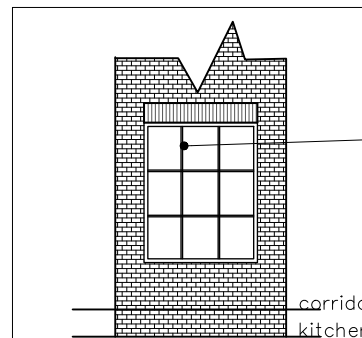
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A3 Sheet



PROPOSED GROUND FLOOR PLAN 1:100

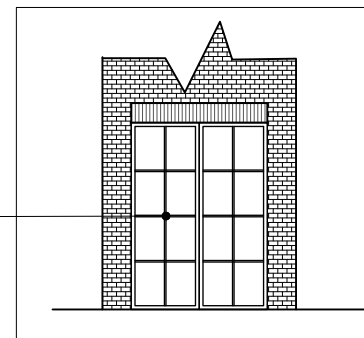


ELEVATION A

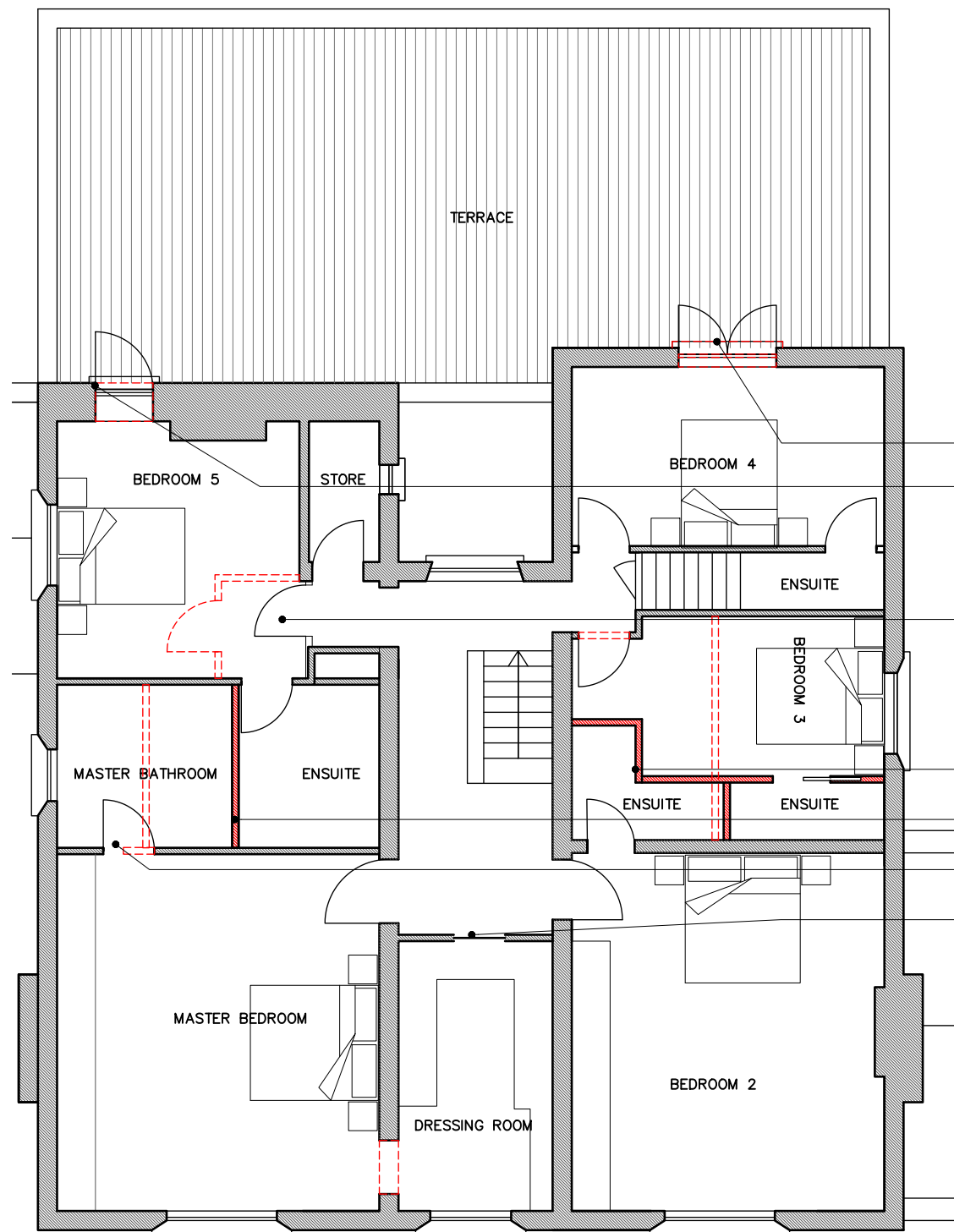
New metal framed window with timber window cill. Brick soldier course to head. New brickwork to match existing.

Metal framed french door painted white with brick soldier course above

corridor floor level
kitchen floor level

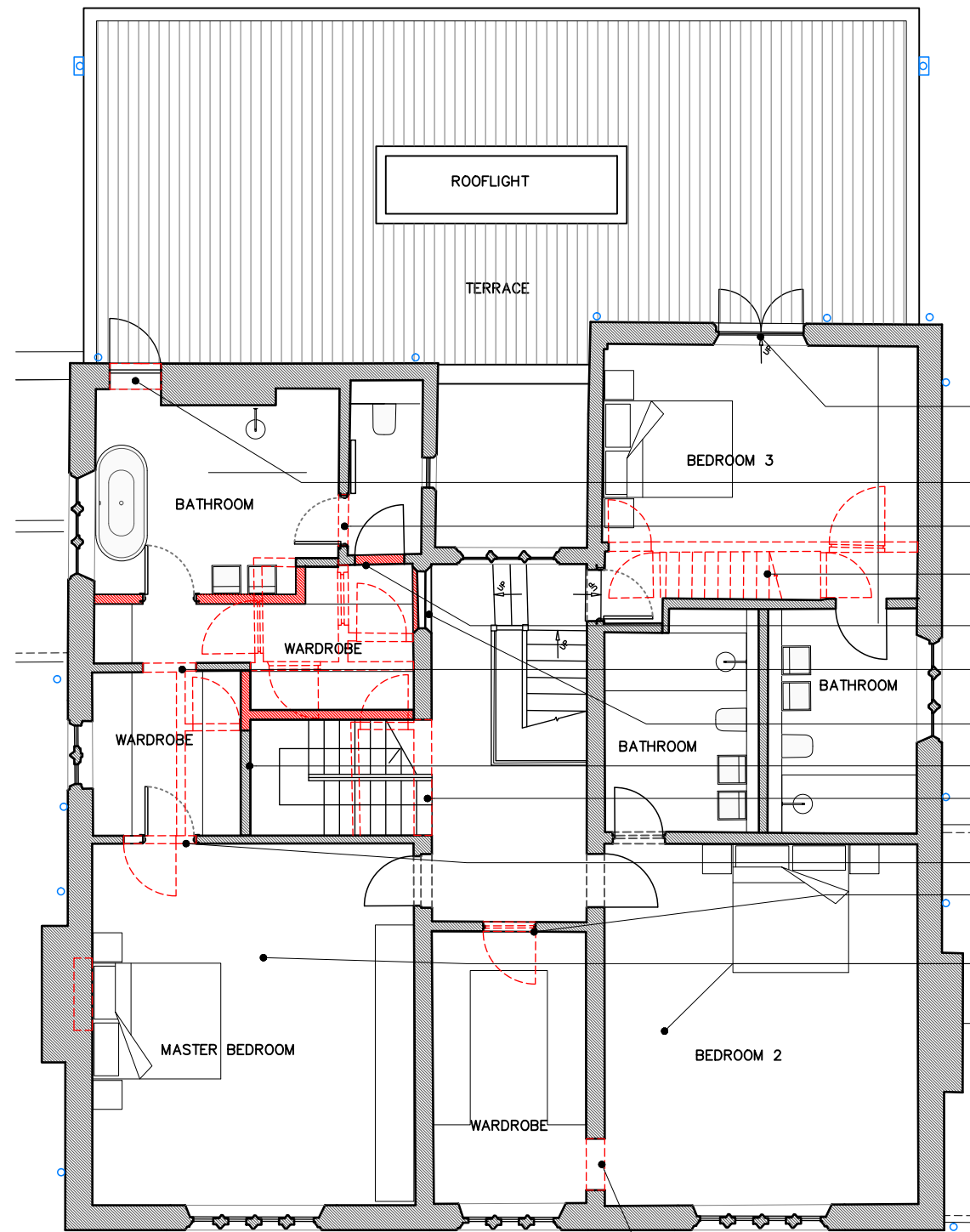


ELEVATION B



- existing opening lowered and new white metal french doors added
- new opening and access to terrace
- existing door relocated and new studwork surround
- new studwork partitions and sliding door to from ensuites
- new studwork partitions to from ensuites
- existing door relocated
- current door fixed shut

CURRENTLY APPROVED FIRST FLOOR PLANS 1:100



- existing opening lowered and new white metal french doors added
- new opening and access to terrace
- opening in wall created
- access stair to roof removed
- current door fixed shut and filled in ensuite side
- opening in wall created
- reclaimed door fitted to existing empty door opening
- new studwork partitions
- opening in wall for new staircase
- existing door relocated
- current door fixed shut
- ceiling to be reinstate to all bedrooms

PROPOSED FIRST FLOOR PLANS 1:100

- SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180
- REMOVAL OF ACCESS STAIR
 - ADDITION OF STAIR TO 2ND FLOOR
 - CHANGES TO NEW PARTITIONS TO SUIT NEW LAYOUT.



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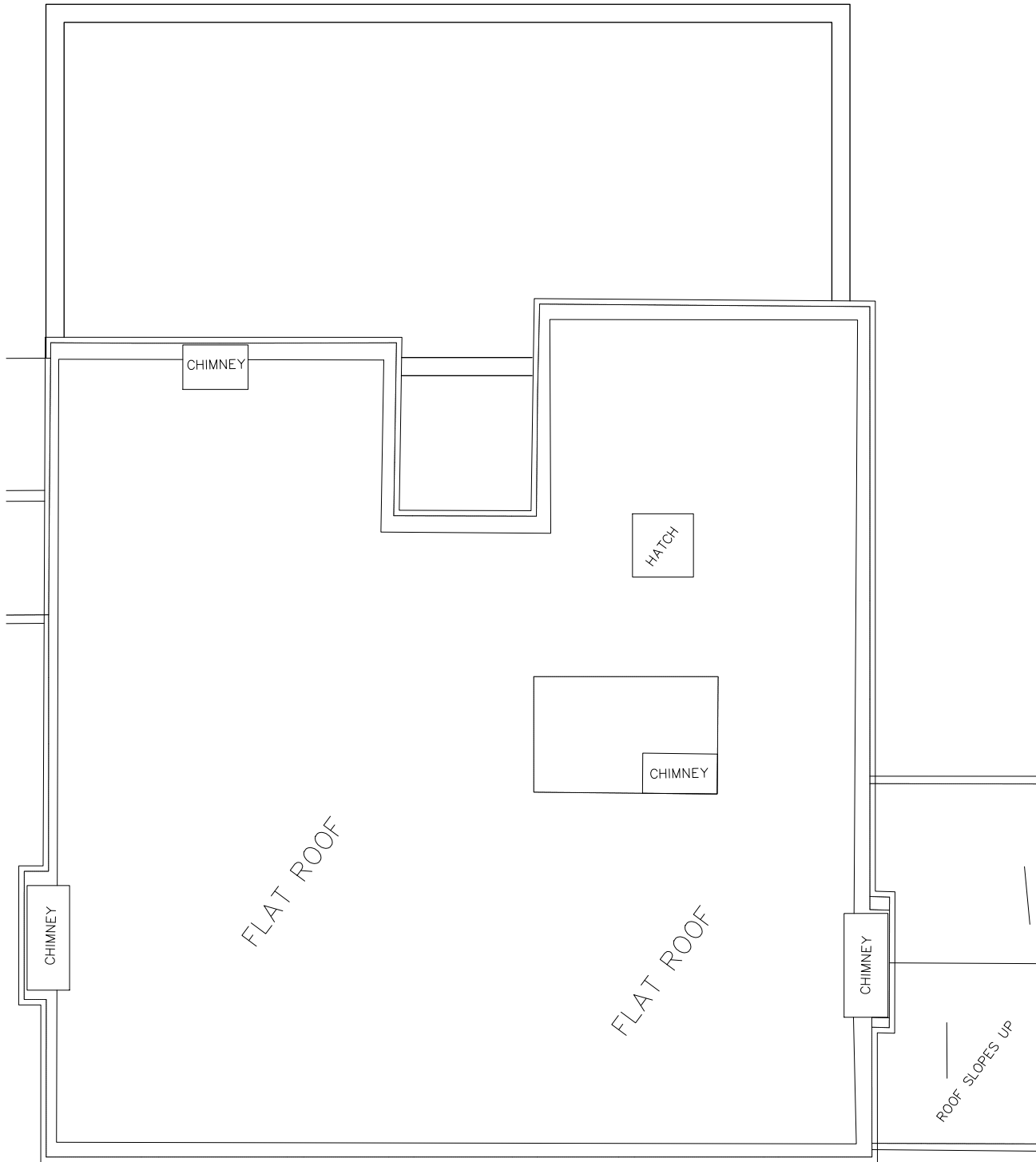
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN PROPOSED FIRST FLOOR PLAN

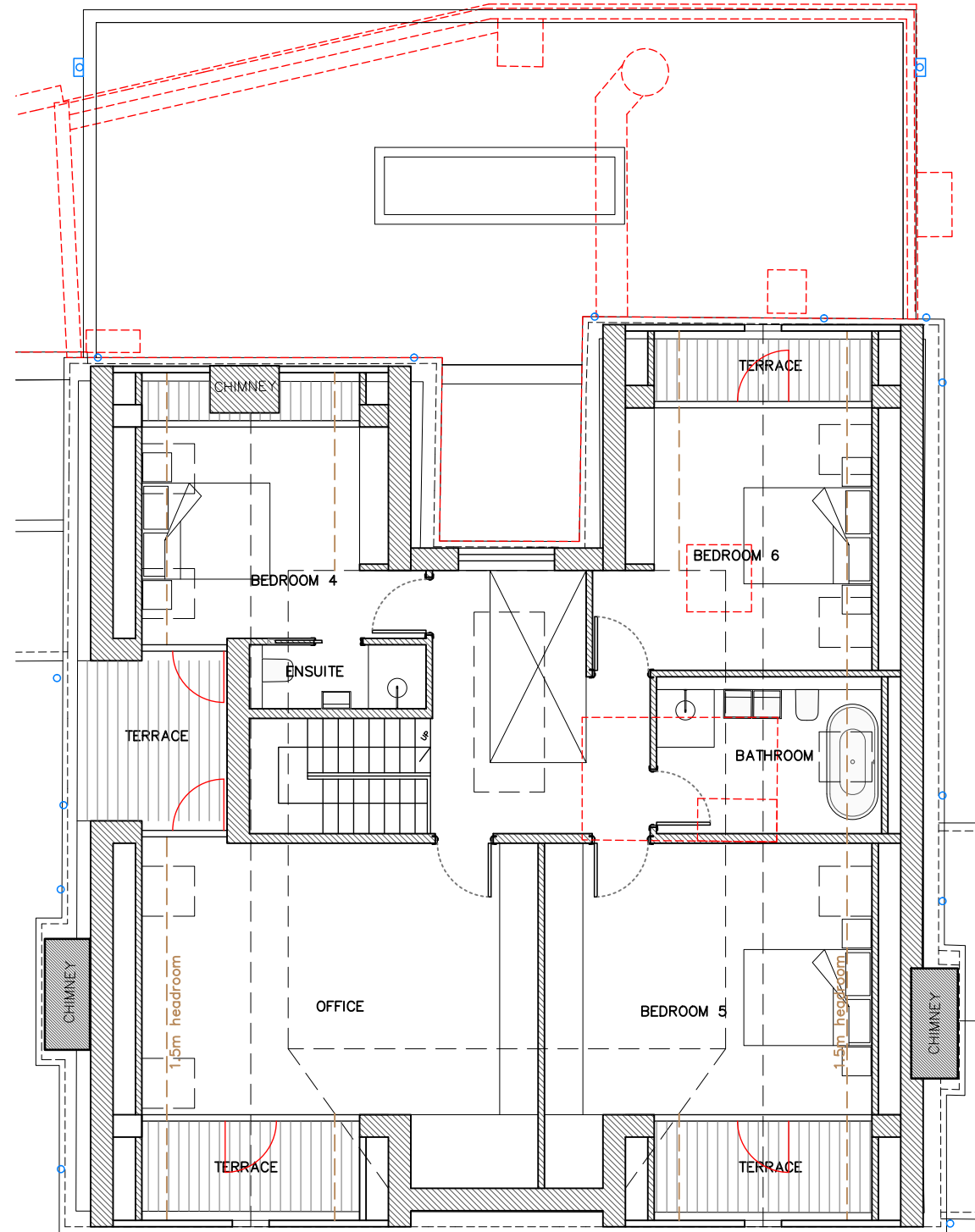
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A3 Sheet



CURRENTLY APPROVED SECOND FLOOR/ROOF PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100

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----- ELEMENTS TO BE REMOVED OR DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. ROOF EXTENSION AT 2ND FLOOR LEVEL.

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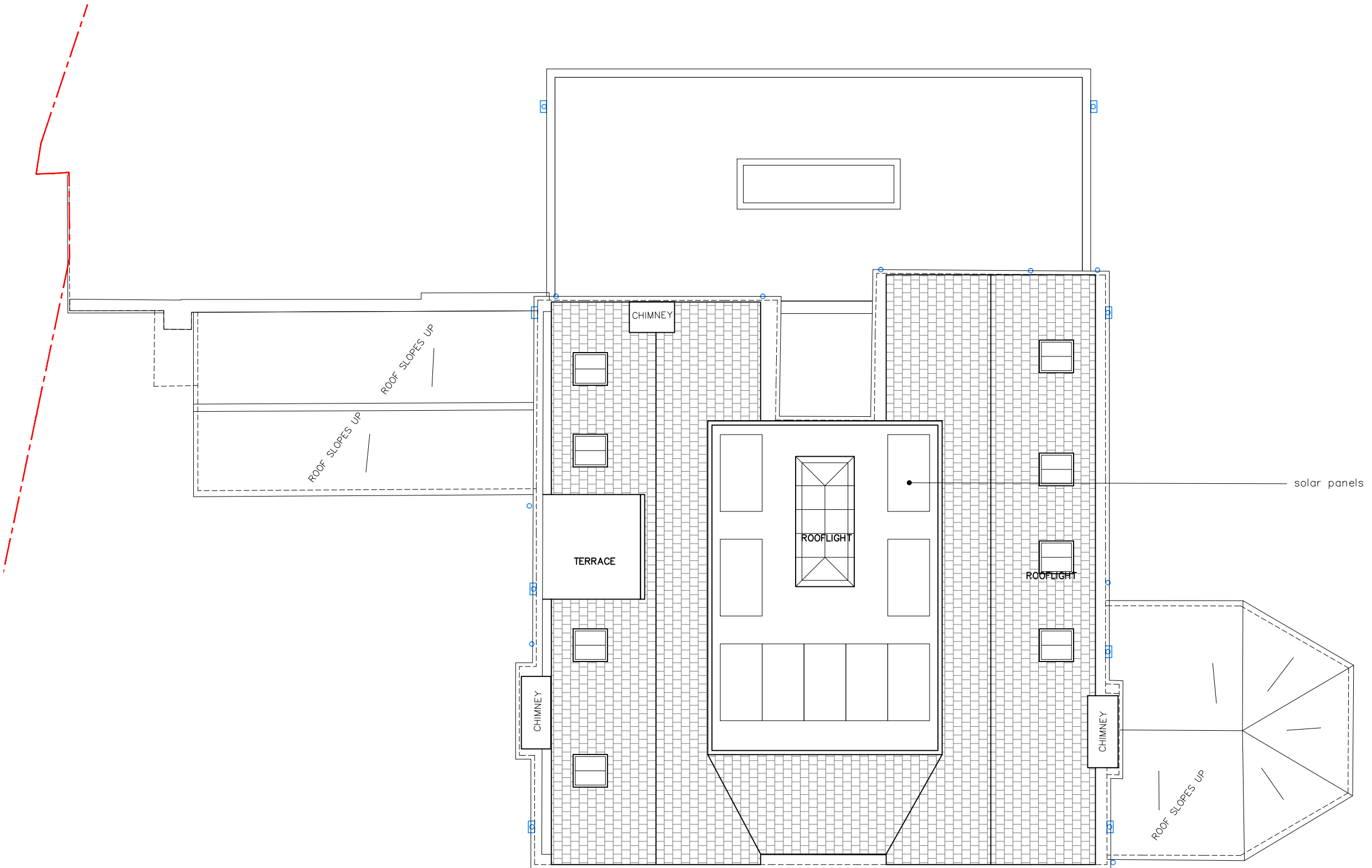
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN PROPOSED SECOND FLOOR PLAN

ADDRESS:
L'ORTOLAN, CHURCH LANE
SHINFIELD, READING, RG2 9BY

JOB No	DRAWING NUMBER
1149	P13

A3 Sheet



PROPOSED ROOF PLAN 1:100



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- SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180
1. ROOF EXTENSION AT 2ND FLOOR LEVEL.



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L'ORTOLAN PROPOSED ROOF PLAN

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JOB No	DRAWING NUMBER
1149	P14

A3 Sheet

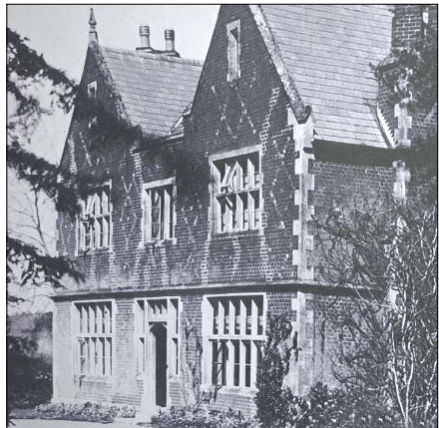


Photo of the property prior to 1942

CHANGES FROM APPROVED PLANNING REF 233180
61.09.3

CHANGES FROM APPROVED PLANNING REF 233180

Hit-and-Miss brick wall gable end
old chimneys to be reinstated as per original design or similar
slate pitched roof

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----- ELEMENTS TO BE REMOVED OR DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. ROOF EXTENSION AT 2ND FLOOR LEVEL.
2. OLD CHIMNEYS TO BE REINSTATED
3. RAISED LEVEL OF TERRACE AND PARTIALLY IN EXTENSION
4. NEW ARCHWAY TO WALL

SW ELEVATION – ENTRANCE

CHANGES FROM APPROVED PLANNING REF 233180

extend chimney
Hit-and-Miss brick wall gable end
old chimneys to be reinstated similar to original design or similar

existing opening lowered and new white metal french doors added
new white metal door in new opening. brick arch above to match existing arch to bedroom 4

black wrought iron balustrade
new stone bands to match existing building.
new archway

CHANGES FROM APPROVED PLANNING REF 233180

CHANGES FROM APPROVED PLANNING REF 233180

NE ELEVATION

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L'ORTOLAN PROPOSED ELEVATIONS

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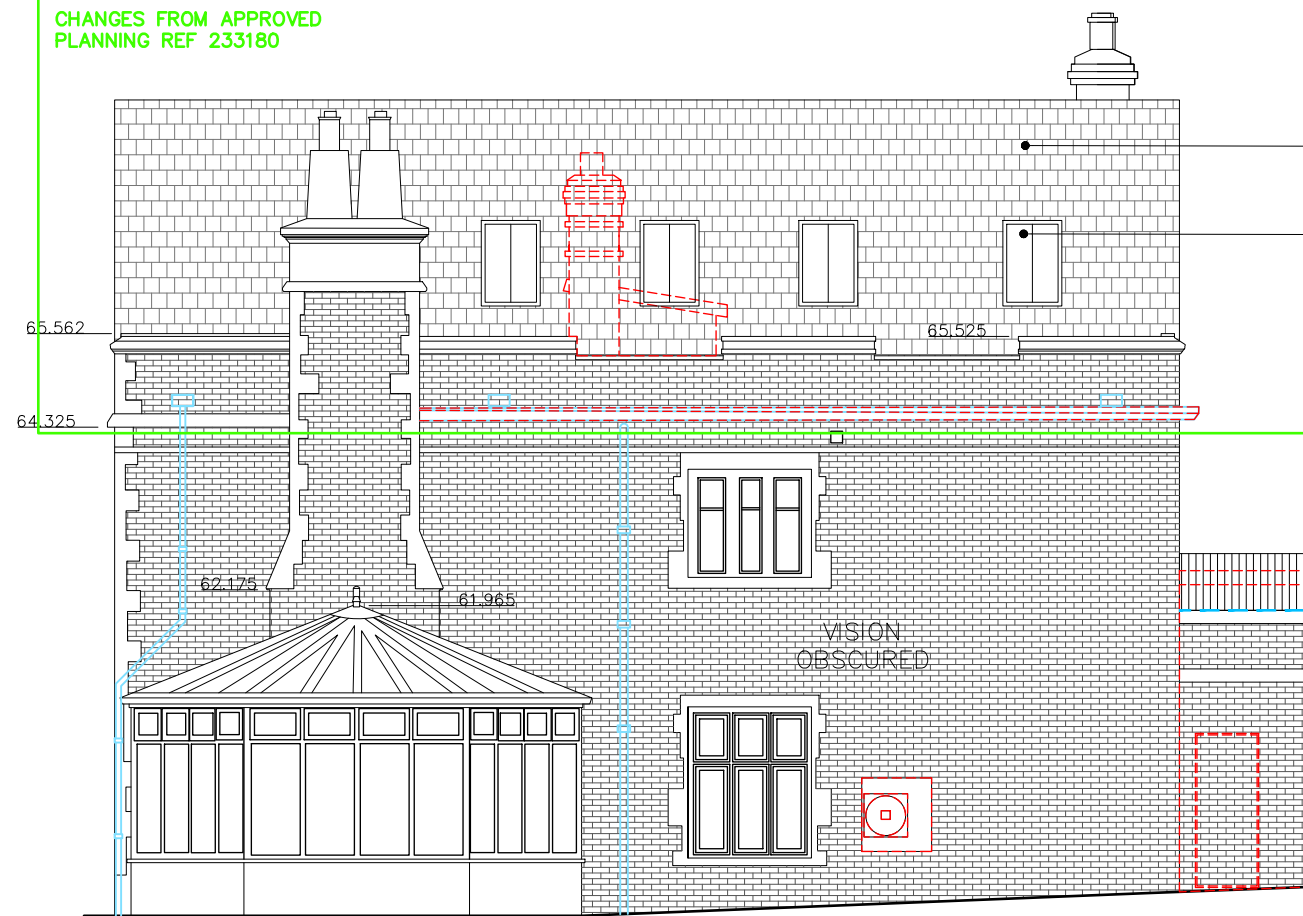
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P15

A3 Sheet

CHANGES FROM APPROVED
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SE ELEVATION

slate roof o match annex
building

conservation rooflight

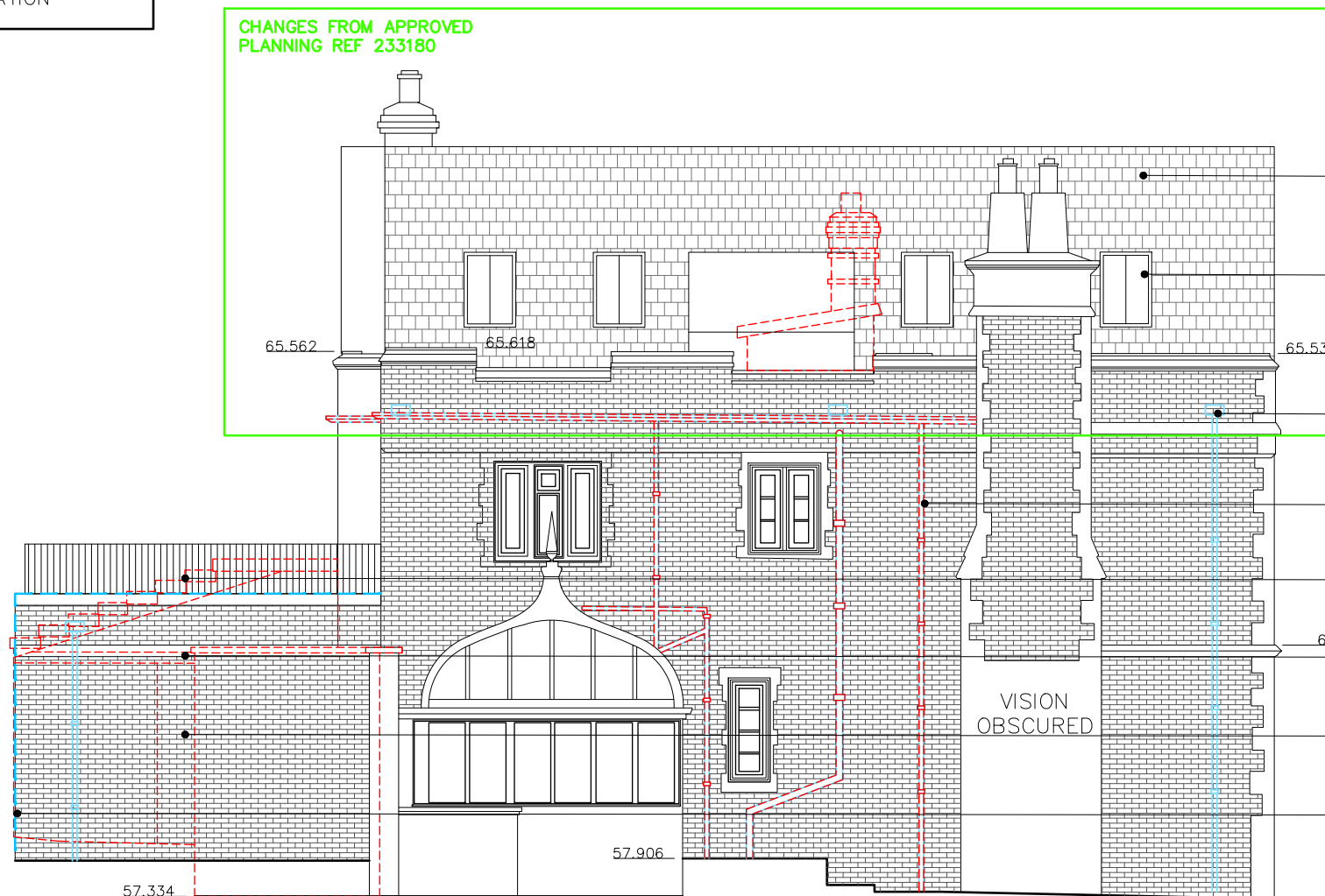
black wrought iron balustrade

new hoppers to collect water
from terrace
new stone bands to match
existing.

new brickwork to match
existing building.

extension as approved
application ref num 233180
and 233181 shown in dotted
blue line

CHANGES FROM APPROVED
PLANNING REF 233180



NW ELEVATION

slate roof to match annex
building

conservation rooflights

new hoppers to collect water
from terraces

replace gutters and
downpipes with a system to
match

black wrought iron balustrade

new stone bands to match
existing.

new brickwork to match
existing building.

extension as approved
application ref num 233180
and 233181 shown in dotted
blue line

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STANDARDS.

--- ELEMENTS TO BE REMOVED OR
DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. ROOF EXTENSION AT 2ND
FLOOR LEVEL.
2. OLD CHIMNEYS TO BE
REINSTATED
3. NEW HOPPERS

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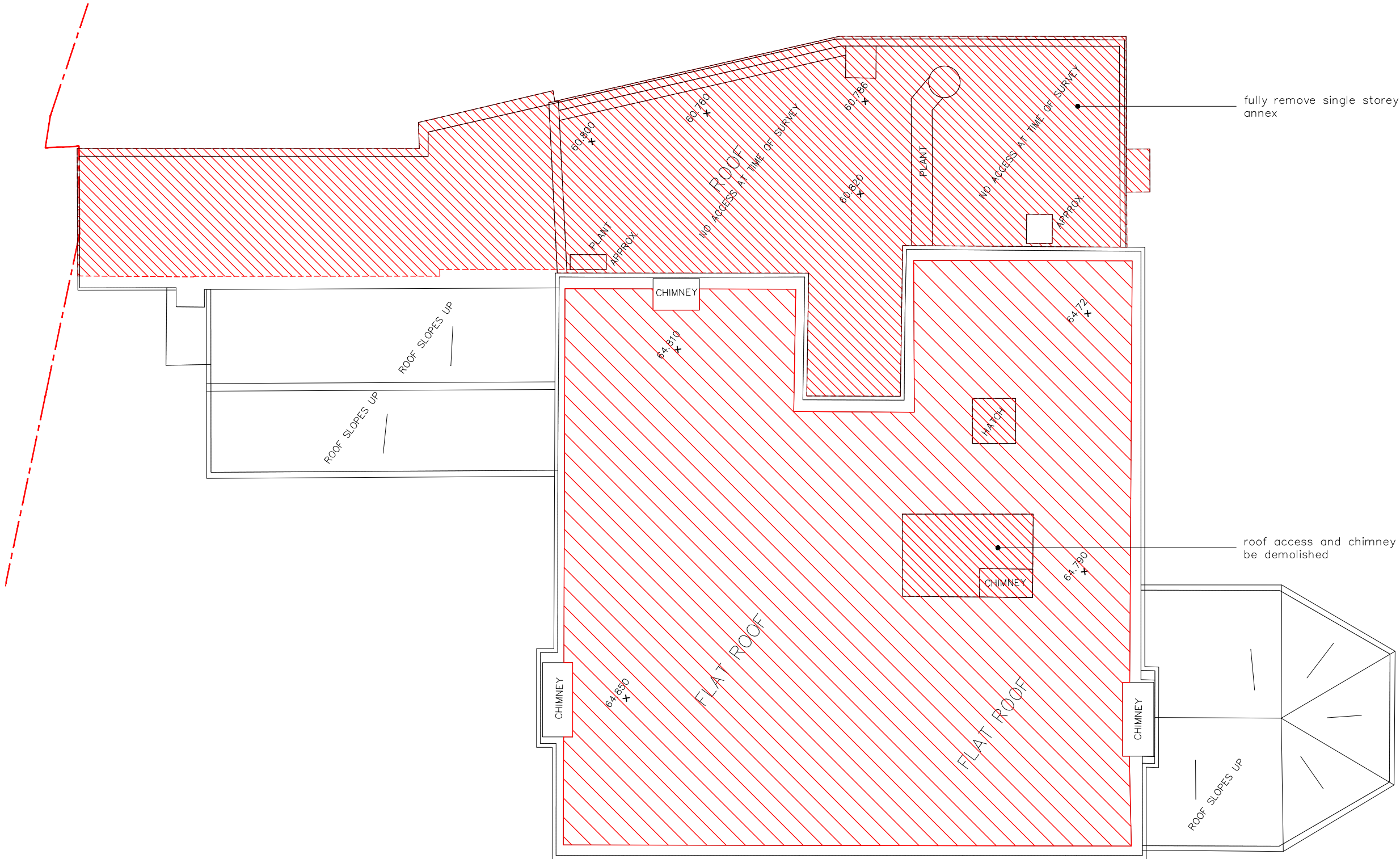
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A3 Sheet



EXISTING ROO PLAN 1:100



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- ELEMENTS TO BE REMOVED OR DEMOLISHED
- Elements to be removed
- Roof finishes to be removed to allow for new floor above



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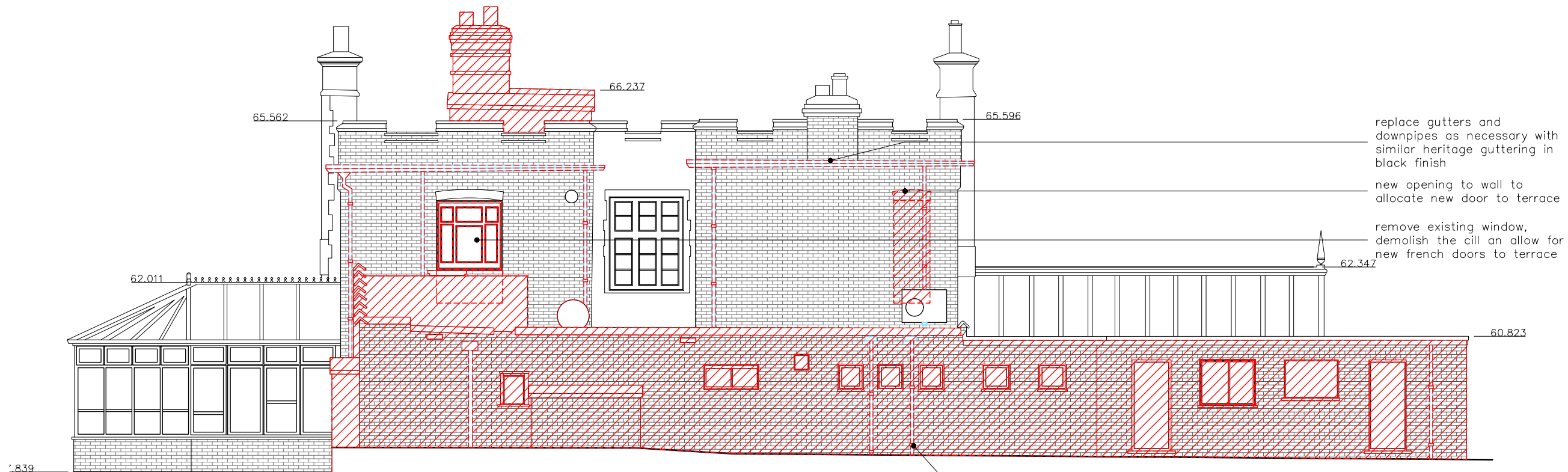
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L'ORTOLAN DEMOLITION ROOF PLAN	
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1149	P19
A3 Sheet	



SW ELEVATION – ENTRANCE




NE ELEVATION



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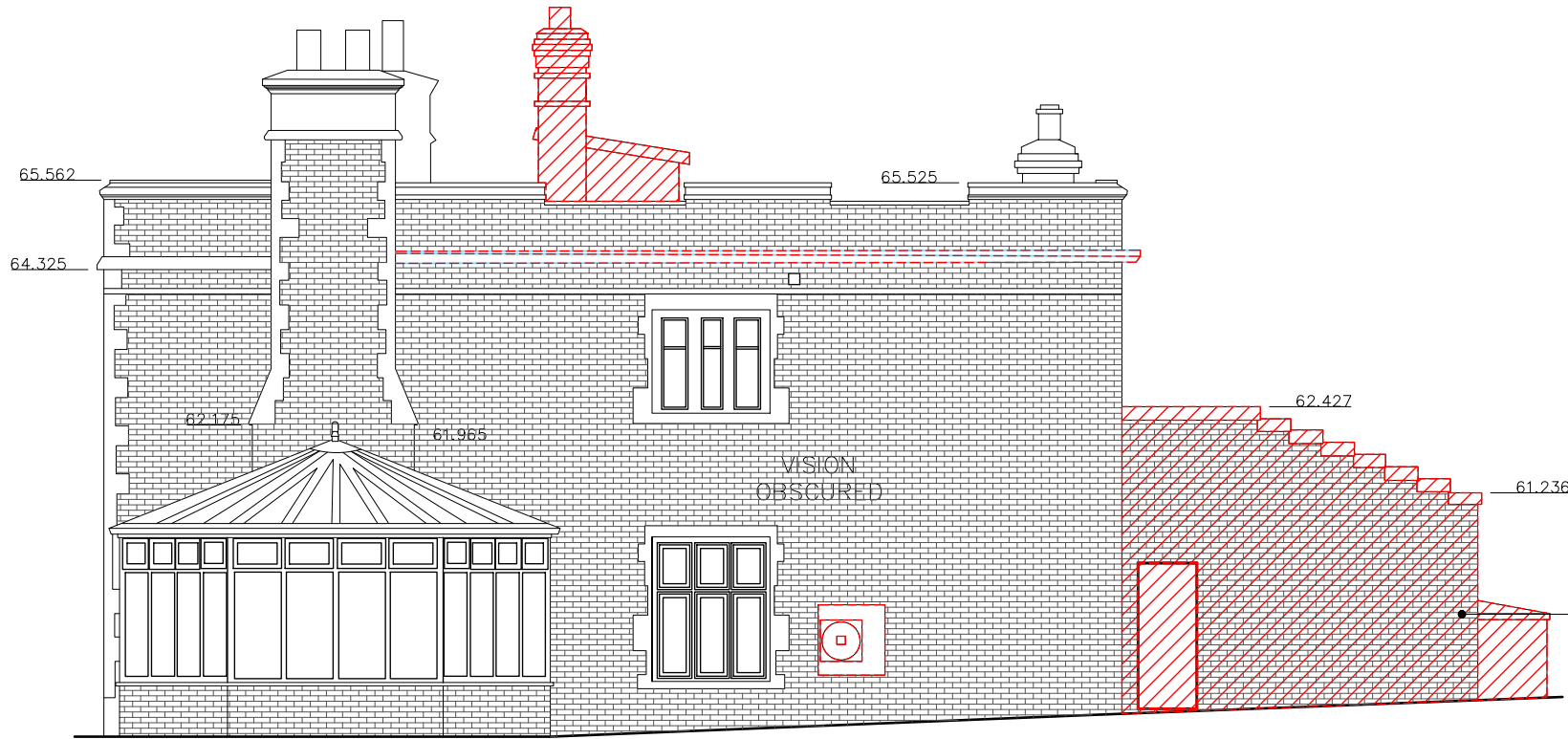
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN DEMOLITION
ELEVATIONS

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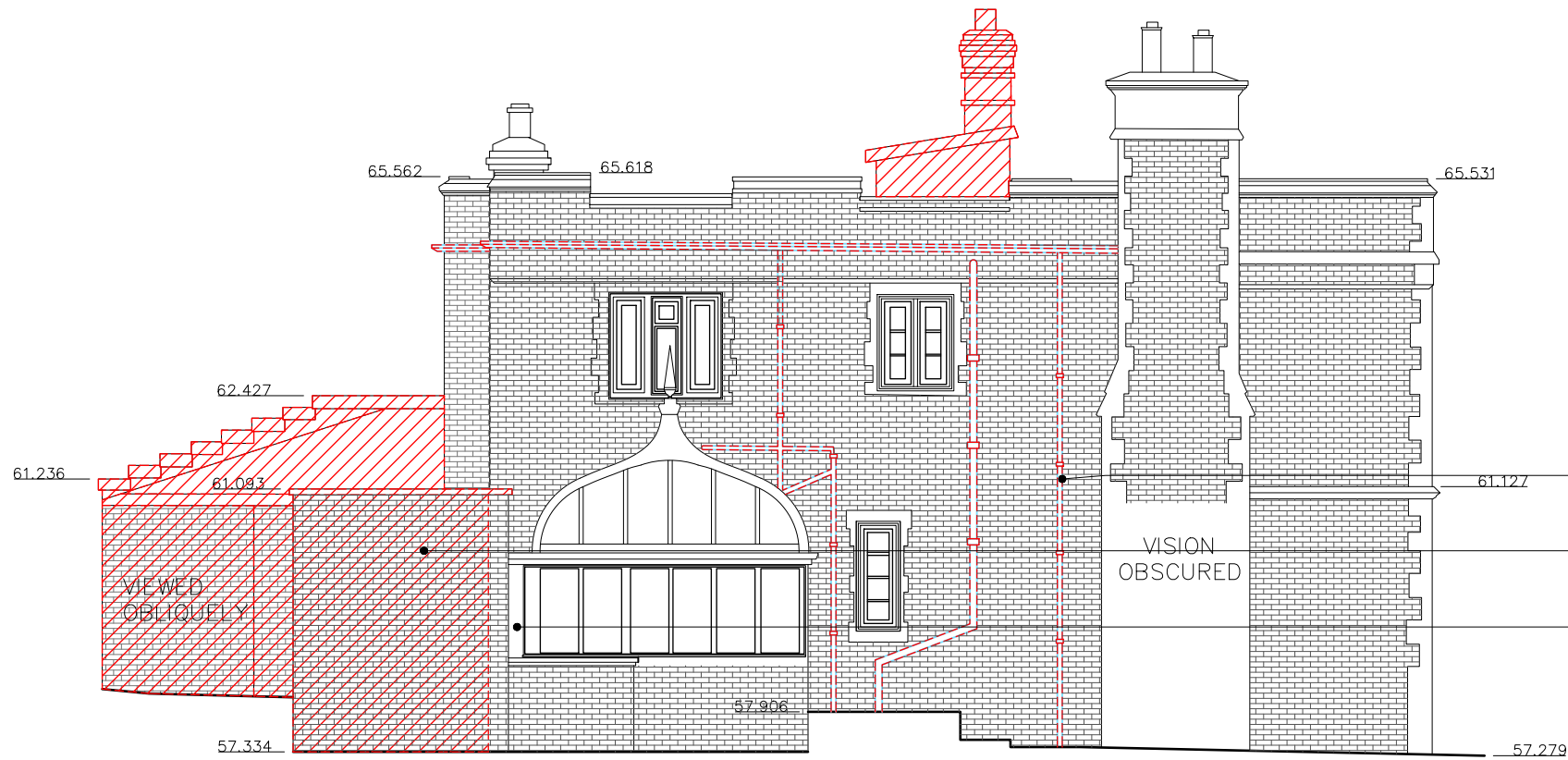
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A3 Sheet



SE ELEVATION

fully remove single storey annex, including services, foundations and slab



NW ELEVATION


replace gutters and downpipes as necessary with similar heritage guttering in black finish
fully remove single storey annex, including services, foundations and slab
rear wall to conservatory to be retained. Allow for new opening to allocate new french door.



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L'ORTOLAN DEMOLITION
ELEVATIONS

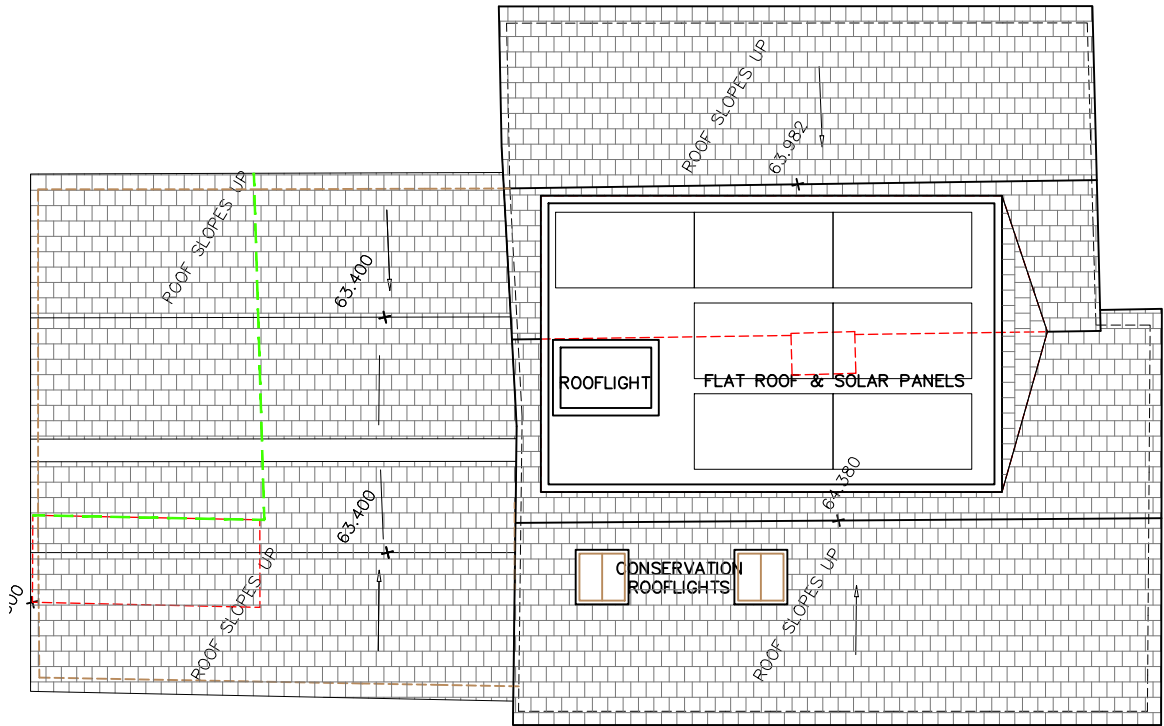
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CURRENTLY APPROVED ANNEX ROOF PLAN 1:100



PROPOSED ANNEX ROOF PLAN 1:100

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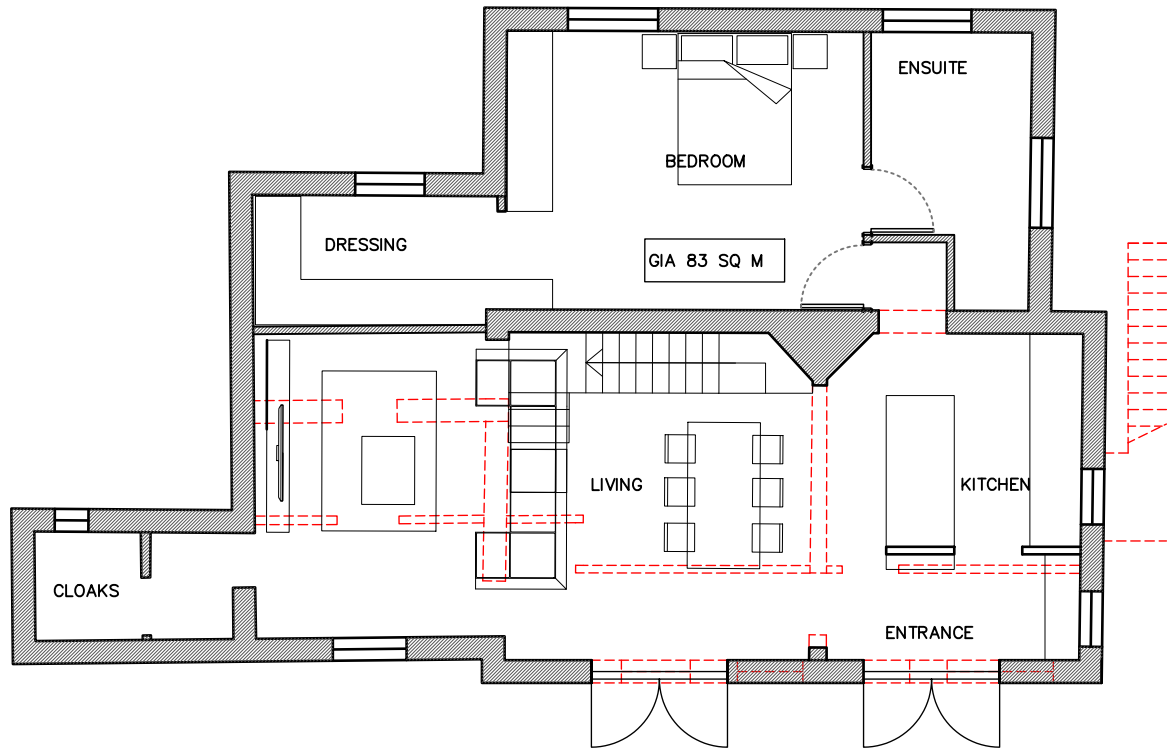
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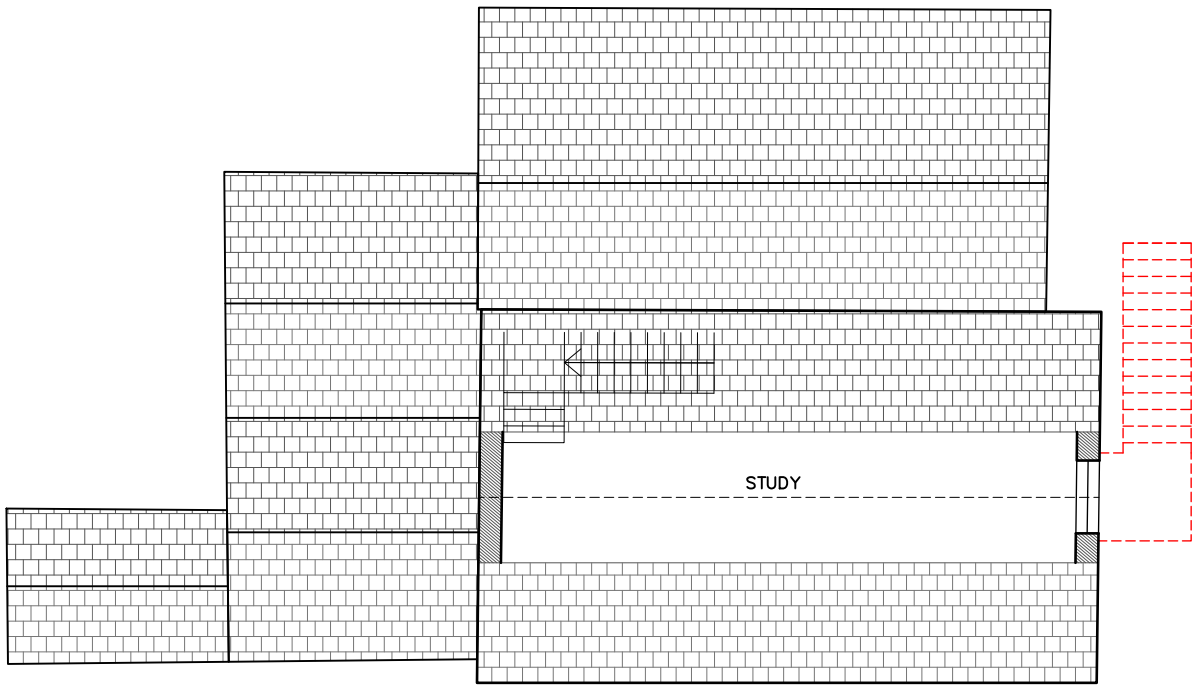
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PROPOSED PLANS

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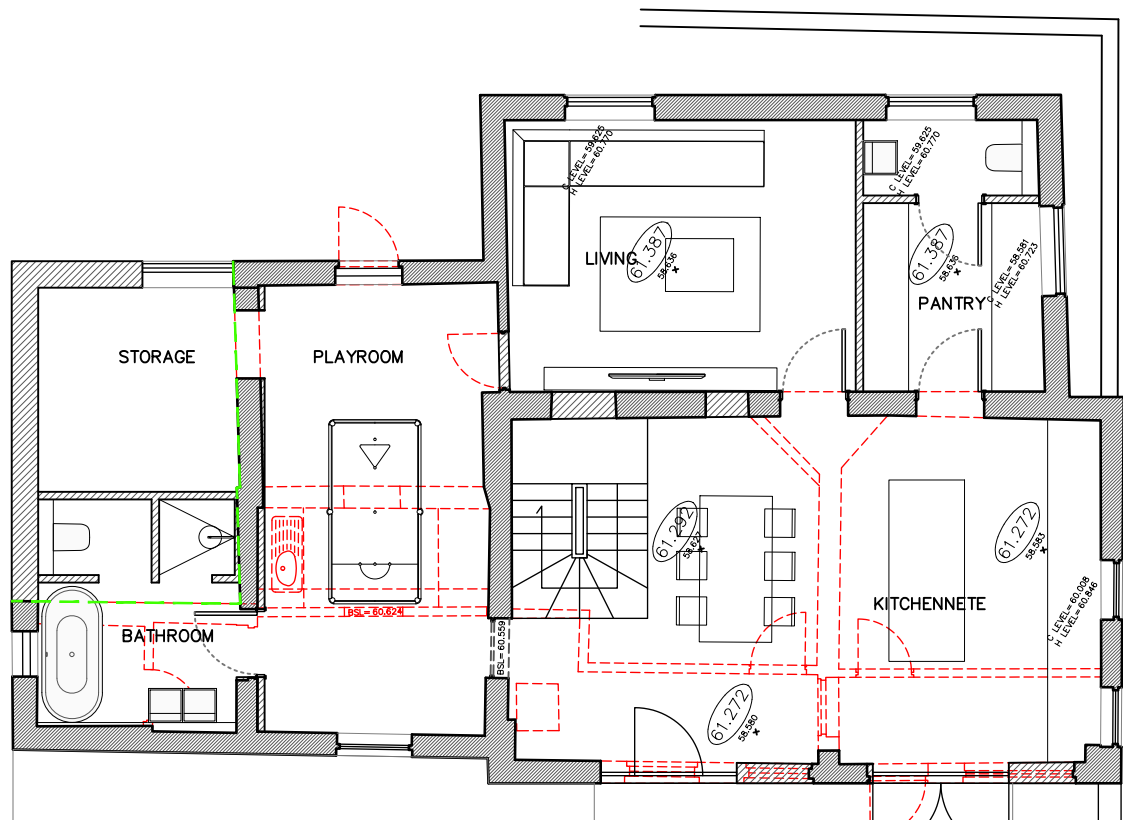
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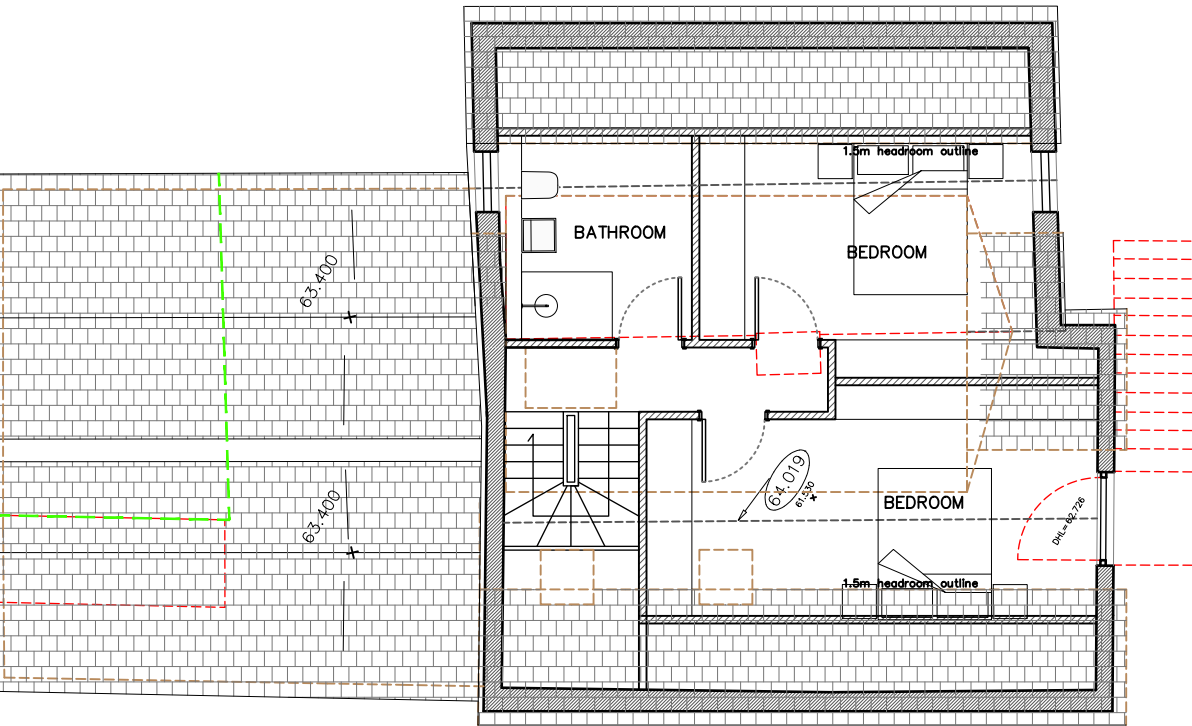
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CURRENTLY APPROVED ANNEX LOFT FLOOR PLAN 1:100



PROPOSED ANNEX GROUND FLOOR PLAN 1:100



PROPOSED ANNEX LOFT FLOOR PLAN 1:100

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- ELEMENTS TO BE REMOVED OR DEMOLISHED
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 2. ROOF EXTENSION
 3. NEW LAYOUT AND STAIRCASE



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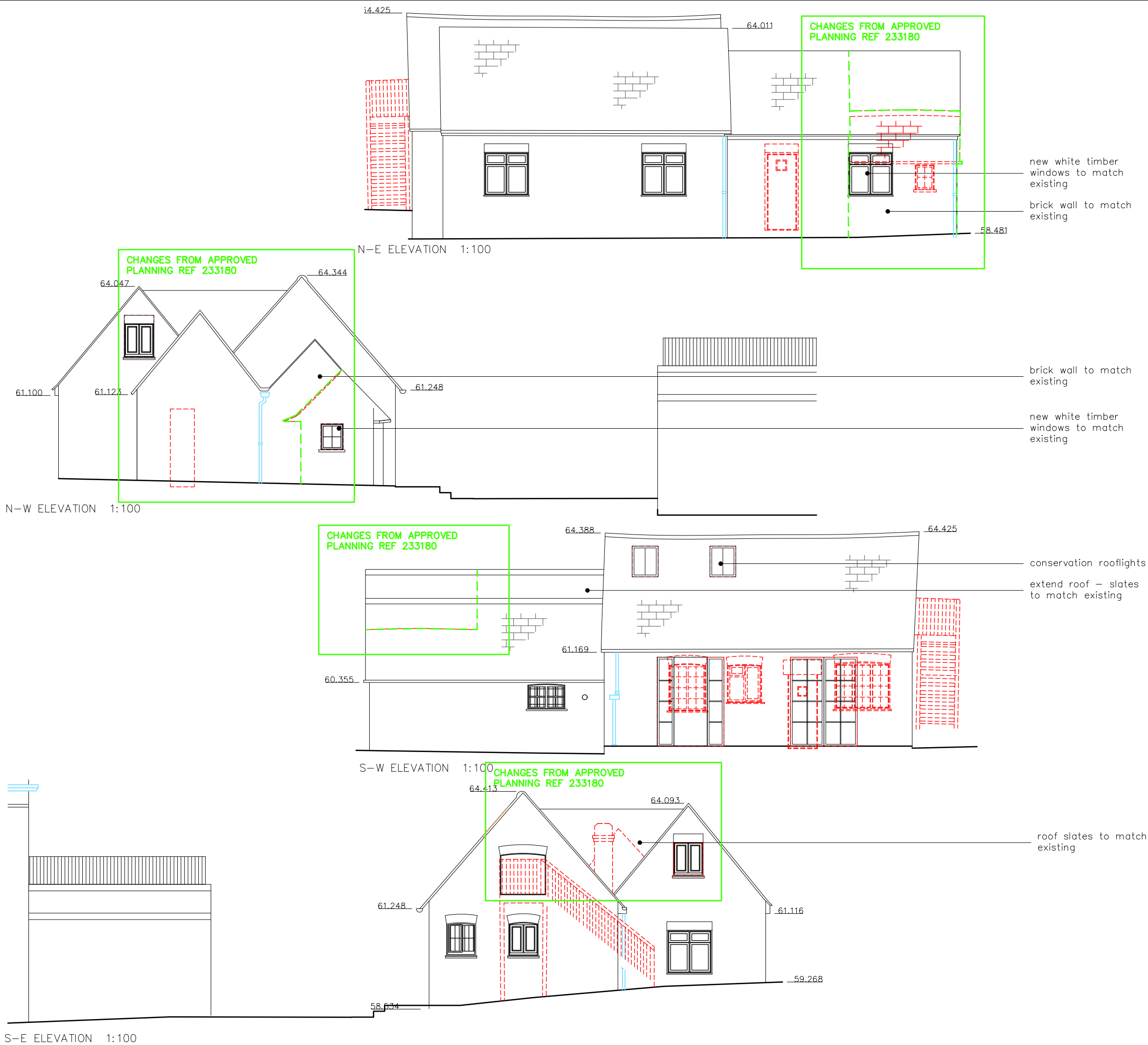
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ANNEX BUILDING PROPOSED PLANS

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A3 Sheet



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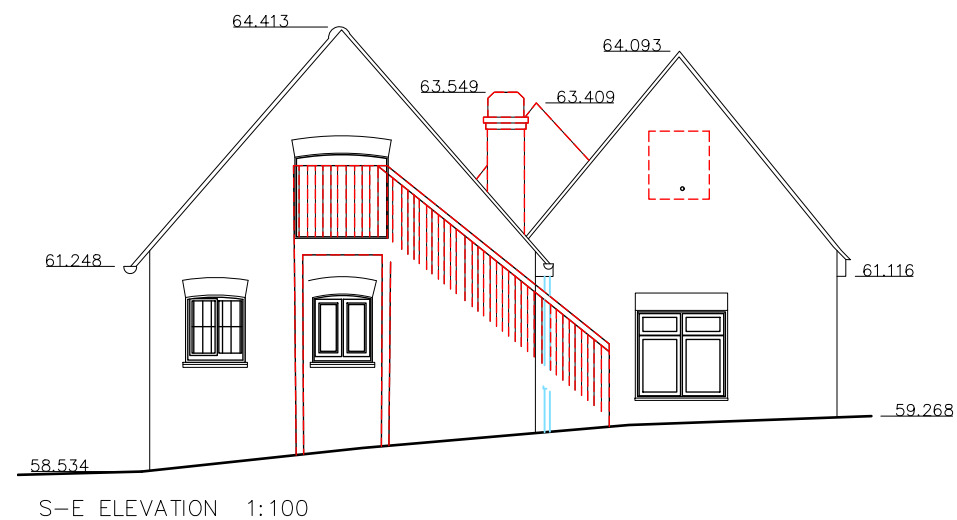
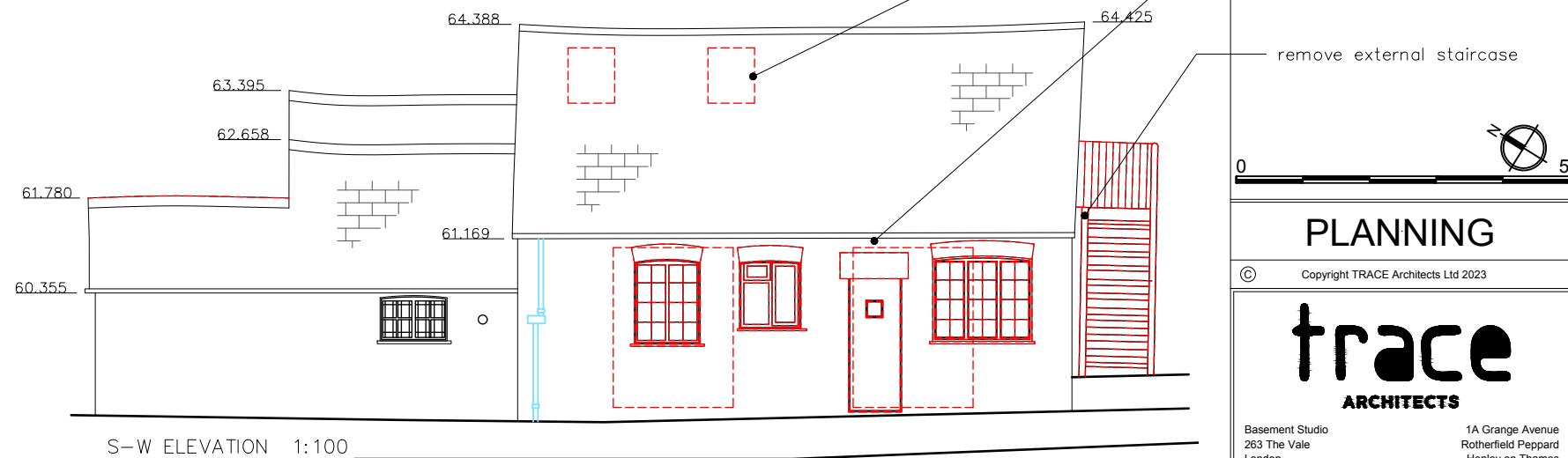
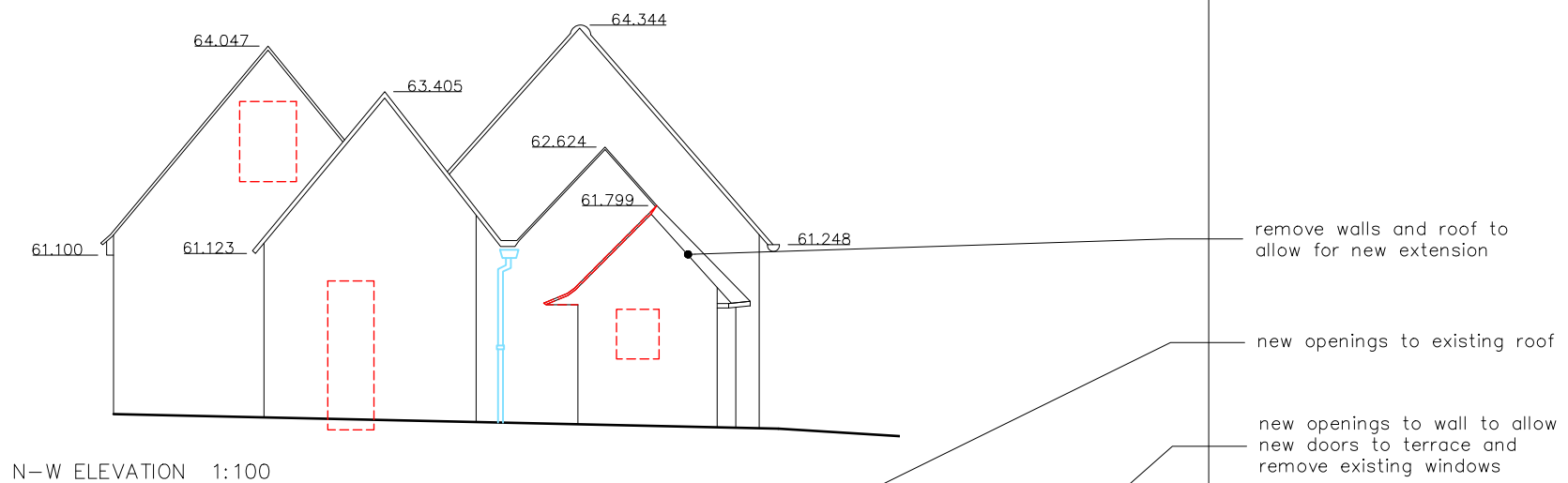
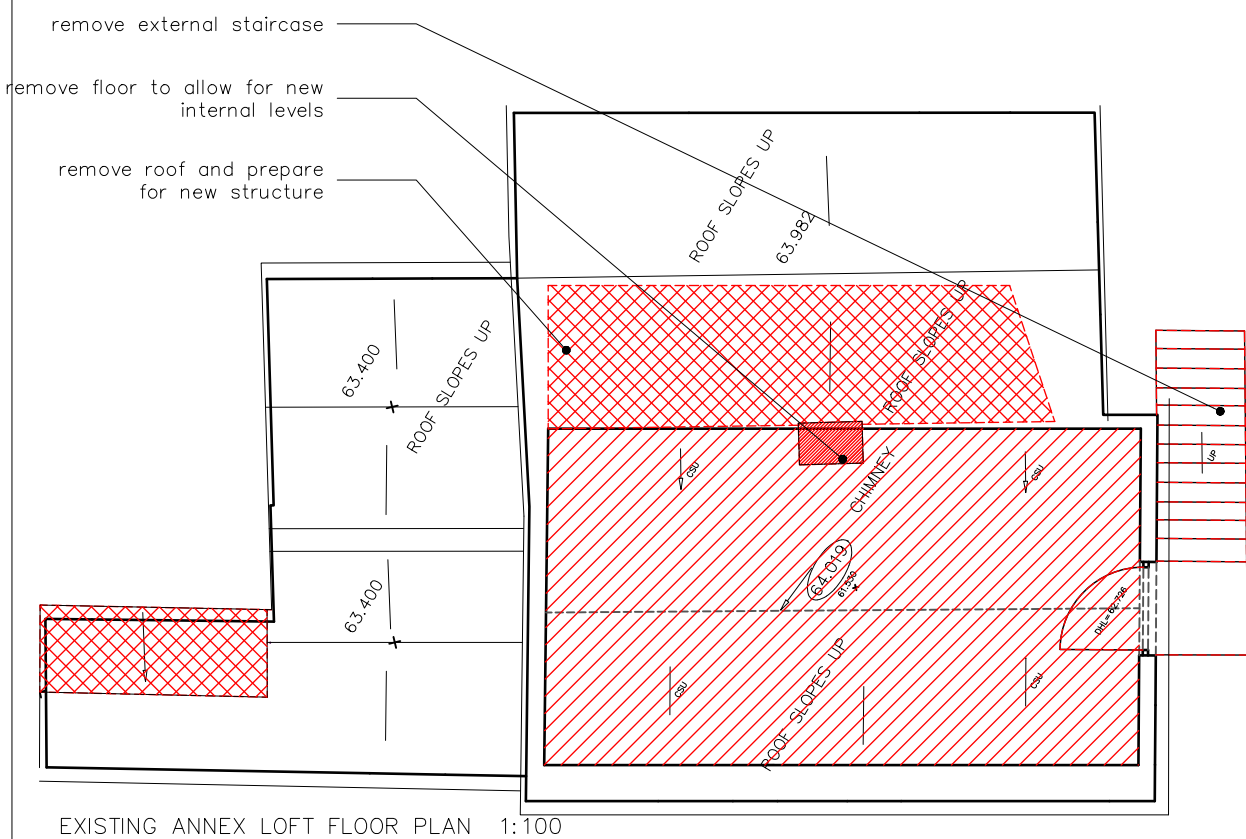
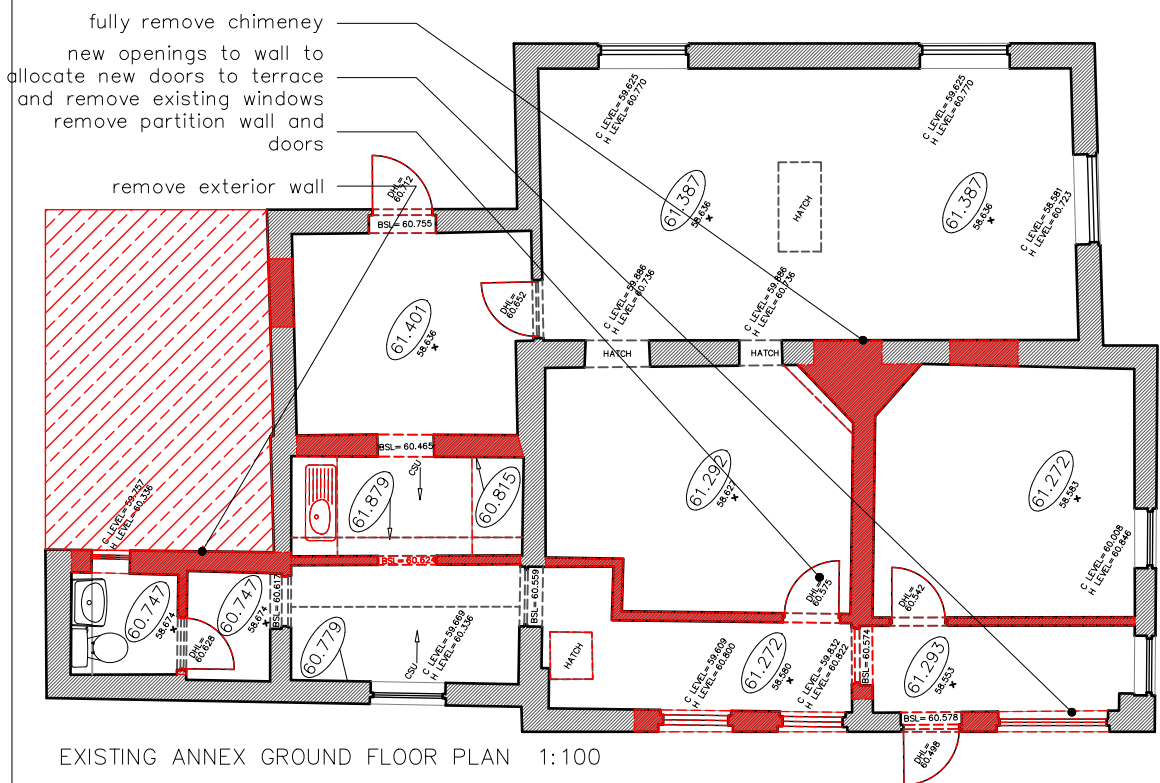
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 ELEMENTS TO BE REMOVED OR DEMOLISHED

— remove walls and roof to allow for new extension

- new openings to existing roof

- new openings to wall to allow
- new doors to terrace and
- remove existing windows

- remove external staircase



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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

ANNEX BUILDING DEMOLITION PLANS AND ELEVATIONS

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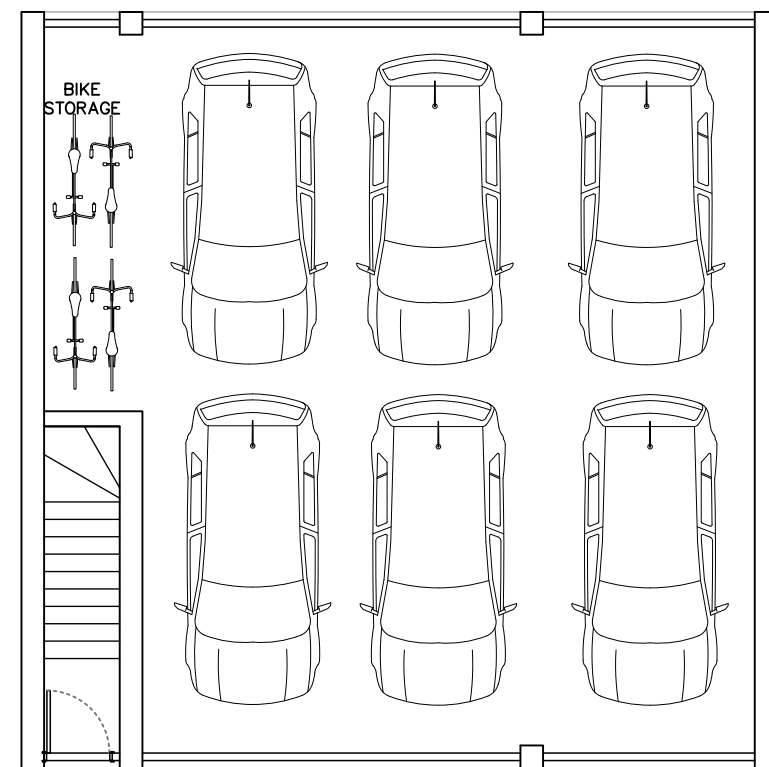
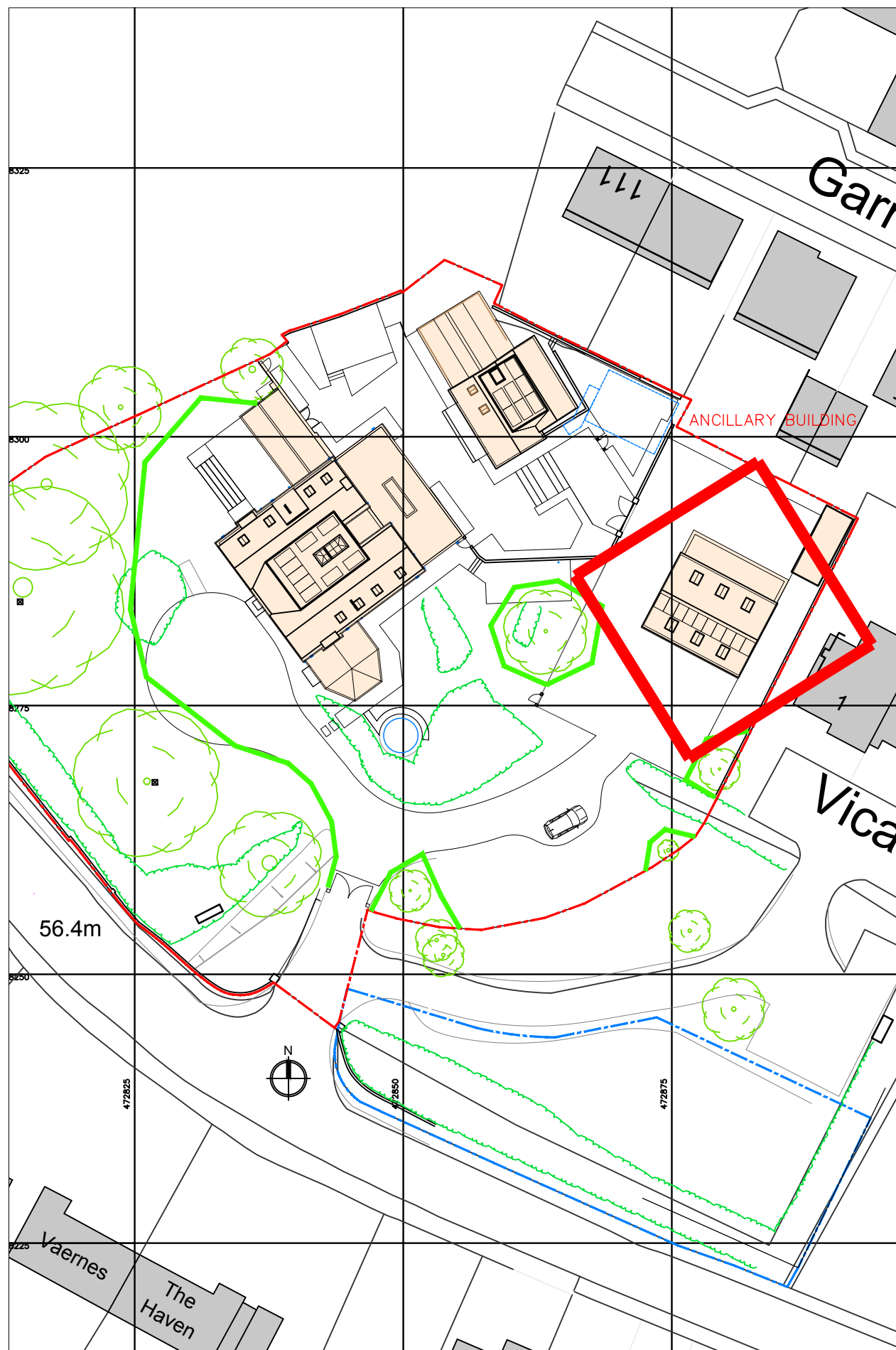
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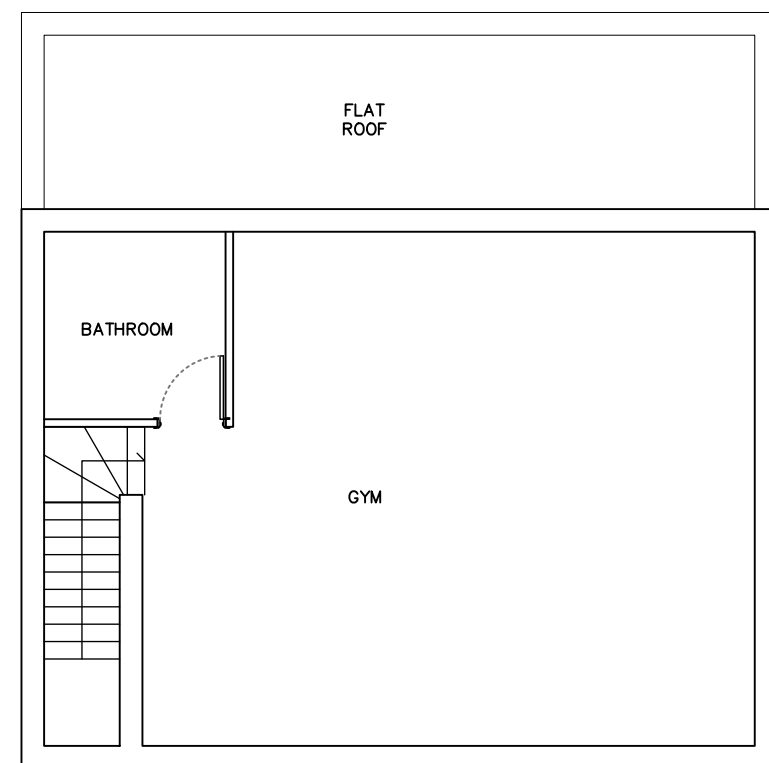
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ANCILLARY BUILDING GROUND FLOOR PLAN 1:100 – GARAGE



ANCILLARY BUILDING FIRST FLOOR PLAN 1:100 – GYM

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SCALE@A3	1:100
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EXTENSIONS, ALTERATIONS AND NEW
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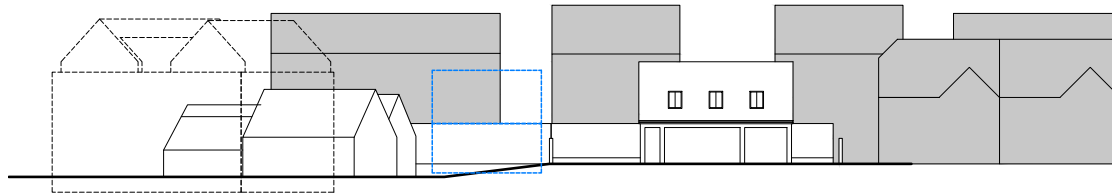
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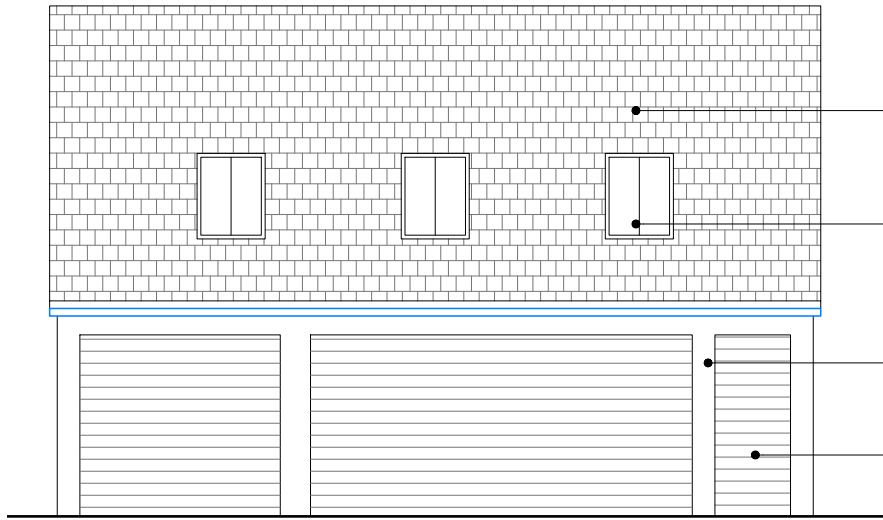
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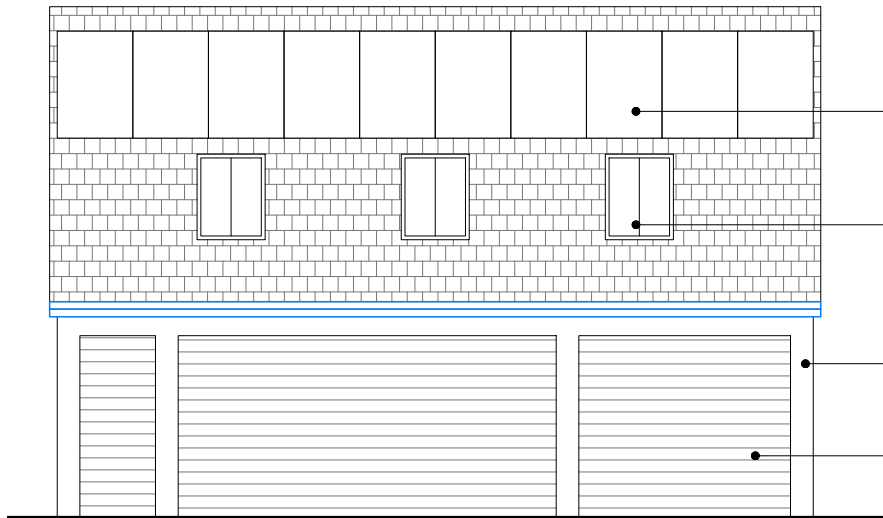
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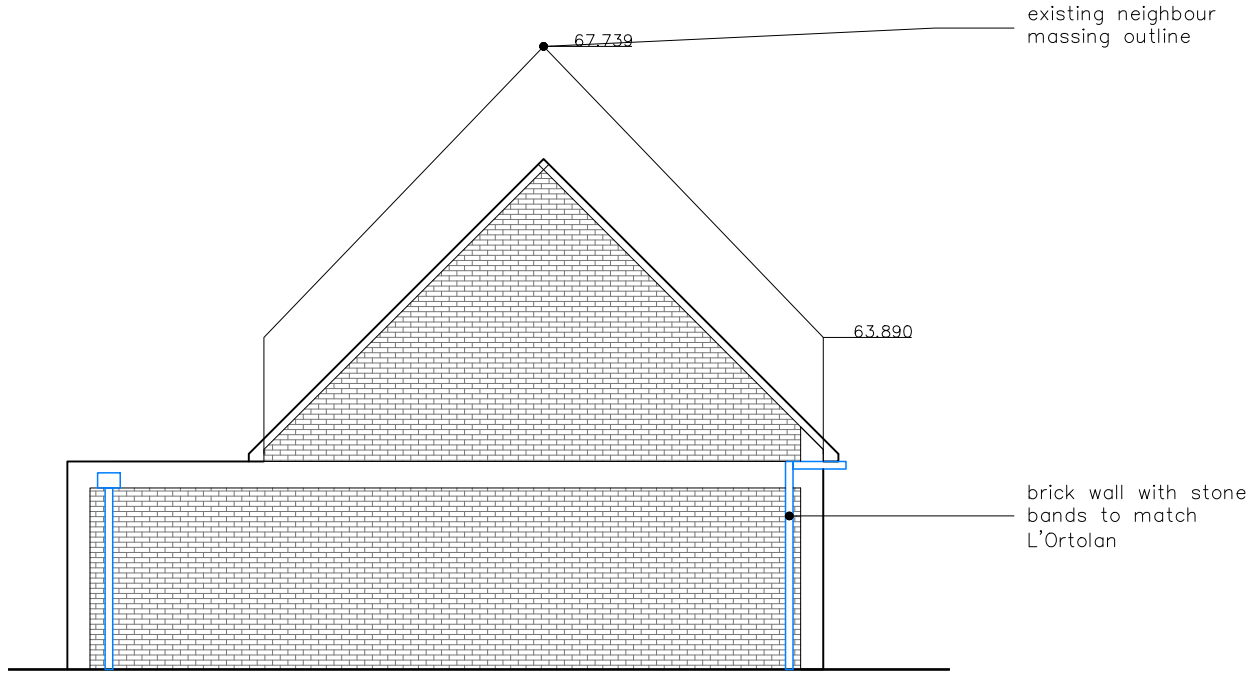
Proposed general massing elevation e 1:500



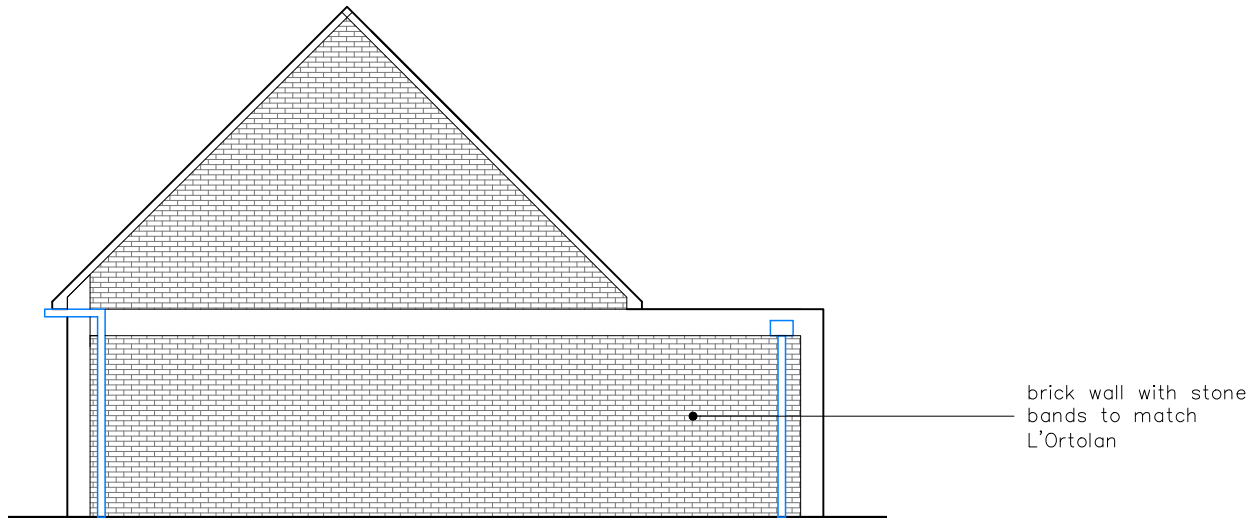
N-E ELEVATION 1:100



S-W ELEVATION 1:100



S-E ELEVATION 1:100



N-W ELEVATION 1:100

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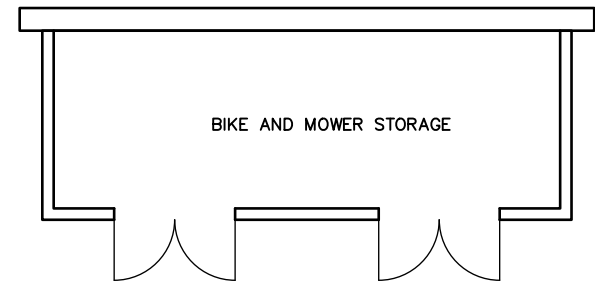
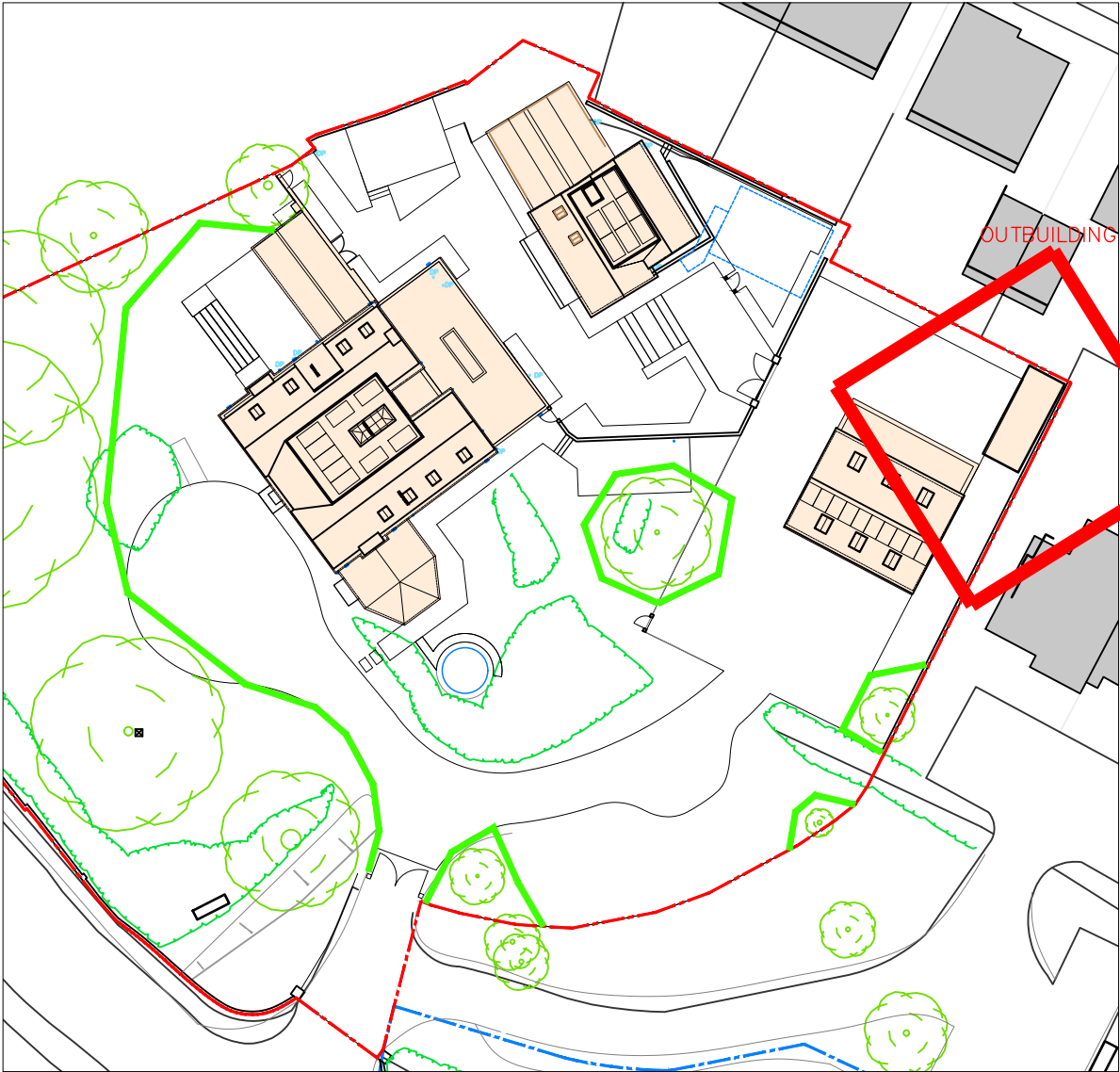
EXTENSIONS, ALTERATIONS AND NEW
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ANCILLARY BUILDING
PROPOSED ELEVATIONS

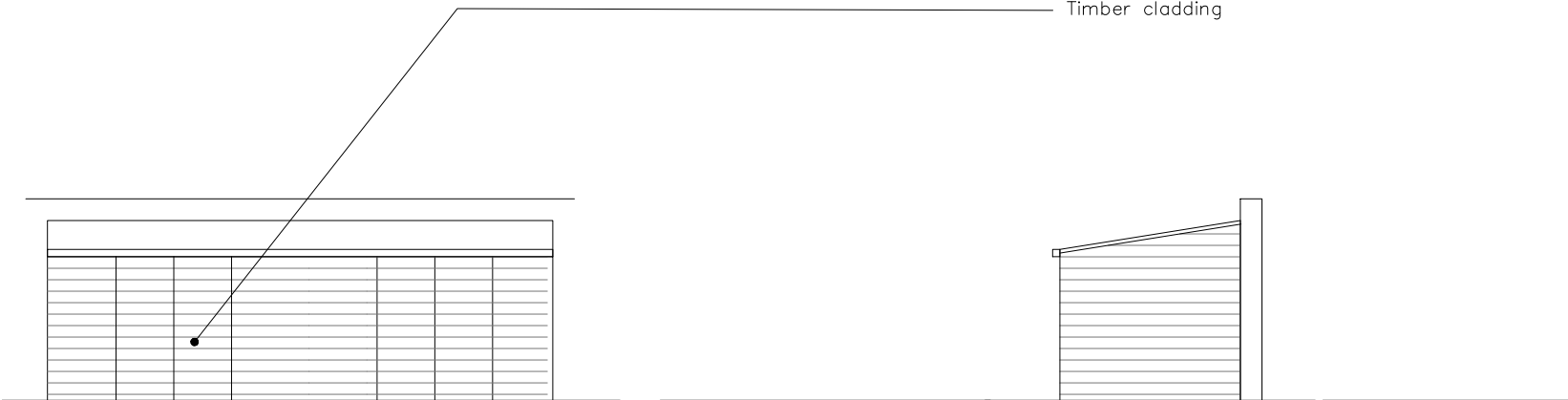
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A3 Sheet



PROPOSED GROUND FLOOR PLAN 1:100



NW ELEVATION

VISIBLE SIDE ELEVATION

PROPOSED ELEVATIONS



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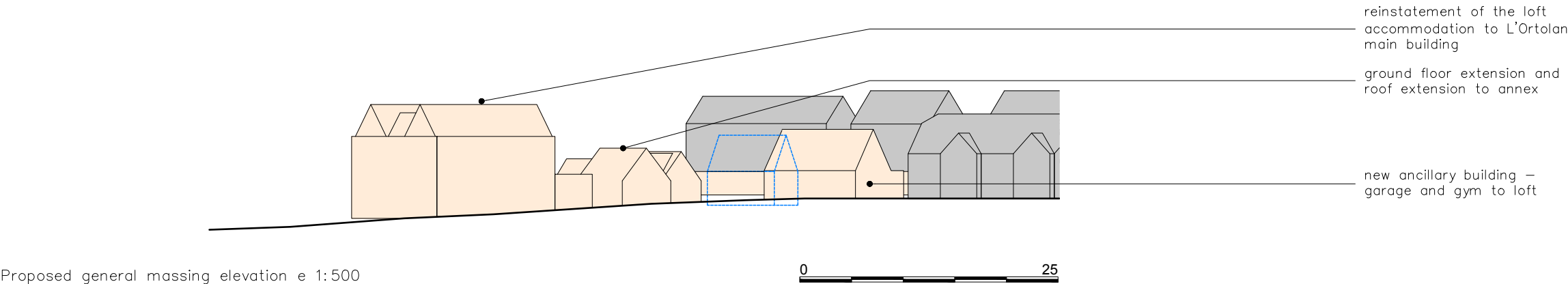
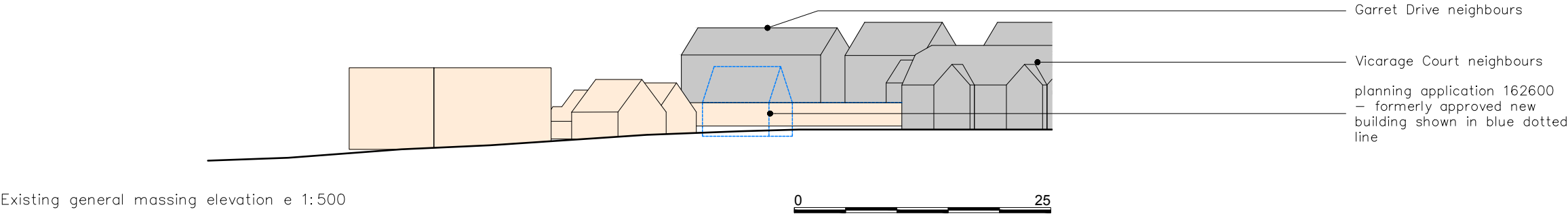
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A3 Sheet



Proposed 3D VIEW omitting vegetation

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