

**SUMMARY OF PHASING OF WORKS
PROPOSED
APPLICATION TO AMEND PLANNING CONSENT REF
231166**

**16 – 22 HIGH STREET WARGRAVE RG10 4BY
UNDER SECTION 96A OF THE TOWN AND COUNTRY
PLANNING ACT 1990 AS AMENDED**

CONSENT DATED 28/7/ 26

FDF ARCHITECTURE
FOR
MR MARTIN MARSTON

DESCRIPTION OF DEVELOPMENT AS CONSENTED

Full application for the proposed erection of 1 no. detached replacement dwelling and car port following demolition of no. 16 High Street (Silvaplane) and associated outbuildings and retrospective demolition of roadside wall within a Conservation Area, repair and alterations to no. 18 High Street (Holly Cottage) including demolition of curtilage Listed wall plus formation of a new gated walled entrance and addition of hard and soft landscaping following demolition of nos. 20-22 High Street and a boundary wall.

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PROPOSED PHASING OF WORKS SUMMARY 16- 22 HIGH STREET WARGRAVE RG10 4BY

1.CHANGES TO CONSENTED DRAWINGS OF PROPOSALS (CONDITION 2)

None

2.ADDITIONAL AMENDMENT INFORMATION AND DETAIL SUBMITTED

Phasing plan. HSW.200.SBPWSP.20

3.DESCRPTION OF WORKS UNDER PHASING PLAN

Phase 1 subject to fulfilment of following existing conditions
(pre commencement shown red in italics)

CON 1,2 (part) *3,4,6,7,8,9,10,11,14,16.17,18,19,20,21,22,*
23,24

Refer to phasing plan for outline of site area in phase 1:

Repair and alterations to 18 High Street

Demolition of curtilage listed wall.

Form new gated walled entrance.

Add hard and soft landscape to areas contained within phase 1 outline.

Demolish derelict structures of 20-22 High Street

Repair boundary wall to 24 High Street.

Phase 2 subject to fulfilment of following conditions

CON 1,2 (part) 5,12,13,15, 25,29.

Refer to phasing plan for extent of area in phase 2:

Demolition of existing building 16 High Street and outbuildings
Add hard and soft landscape to areas contained within phase 2
outline. Erect 1 no detached dwelling and car port c/w
sustainable surface water drainage scheme.

The works will be undertaken using access from the High
Street over driveway and gates implemented in **Phase 1**

**List of existing consented drawings retained subject to
further post investigation / pre commencement
variations as needed.**

Site location plan (1:1250 HSW.500.1)

Proposed Carport Plans and Elevations - 1:100
(HSW.100.CPPE.4)

New house layout plans First and Roof level proposed (1:100
HSW.100.FP2.21)

Site Block Plan Proposed Roof Plan - 1:200 (HSW.200.SBPRF.4
Rev E) High Street

Zone Layout Existing & Demos - 1:200
(HSW.200.HSZPEXDEM.1 Rev A)

Retail Elevations Existing & Demos 1:50
(HSW.50.REELEXDEM.1 Rev A)

Site Block Plan Proposed Arb/Drainage - 1:200
(HSW.200.SBPPCO. 21 Rev Q)

Site Block Plan Proposed River Level 1:200 (HSW.200.SBPP.16
Rev E)

New House South Elevation Proposed External Finishes & Materials - 1:50 (HSW.50.SELFM.14 Rev D)

New House North Elevation Proposed External Finishes & Materials 1:100 (HSW.100.NELFM.16 Rev E)

New House Elevations East and West Proposed External Materials & Finishes - 1:100 (HSW.100.ELEWFM.15 Rev E)

Main Site Section CC Proposed - 1:200 (HCS.200.SECC.11 Rev C)

Main Site Sections AA BB Proposed 1:200 (HSW.200.SAABB.10 Rev H)

New House Proposed Floor Plans River and High Street Level - 1:100 (HSW.100.FP1.20 Rev A)

High Street Works Sections AA BB Proposed - 1:50.
(HSW.50.SAABB.12 Rev F)

High Street Elevation Proposed 1:100 (HSW.200.DBH.3 Rev H)

High Street Zone Layout Proposed 1:200 (HSW.200.HSZP.5 Rev C)

Cottage Elevations Proposed Alteration and Repair - 1:50
(HSW.50.ARELHC.10 Rev B)

Cottage Plans Alteration and Repair - 1:50
(HSW.50.HCALREPL.5 Rev B) Cottage

Elevations Existing & Demos - 1:50 (HSW.50.CELEVEXDEM.2 Rev B)

Cottage Plans Existing and Demos Phase 1 - 1:50
(HSW.CP.EXDEM.3 Rev B)

Reclaimed Brick Wall Elevations Proposed - 1:25
(HSW.25.ELRW.4 Rev B)

Reclaimed Brick High Street Wall Section BB - 1:25
(HSW.25.SECBB.5 Rev A)

FDF Architecture LLP

WARGRAVE THE TWENTY EIGHTH OF APRIL 2026