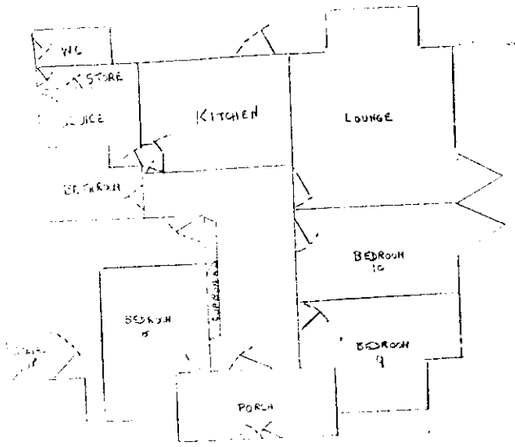
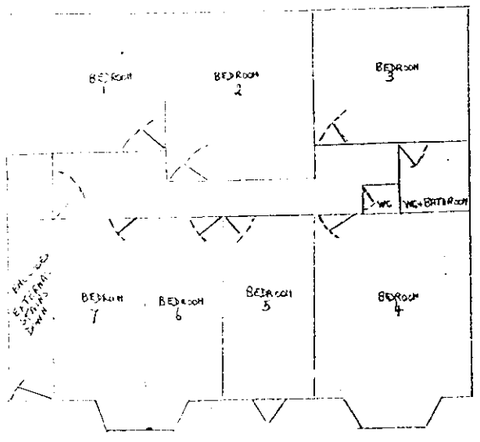
WOK B|R|103|73

6, CRESCENT ROAD
GROUND FLOOR
SCALE ¼" TO 1 FOOT (INTERNAL MEASUREMENTS)



6, CRESCENT ROAD
1st FLOOR
SCALE ¼" TO 1 FOOT (INTERNAL MEASUREMENTS)



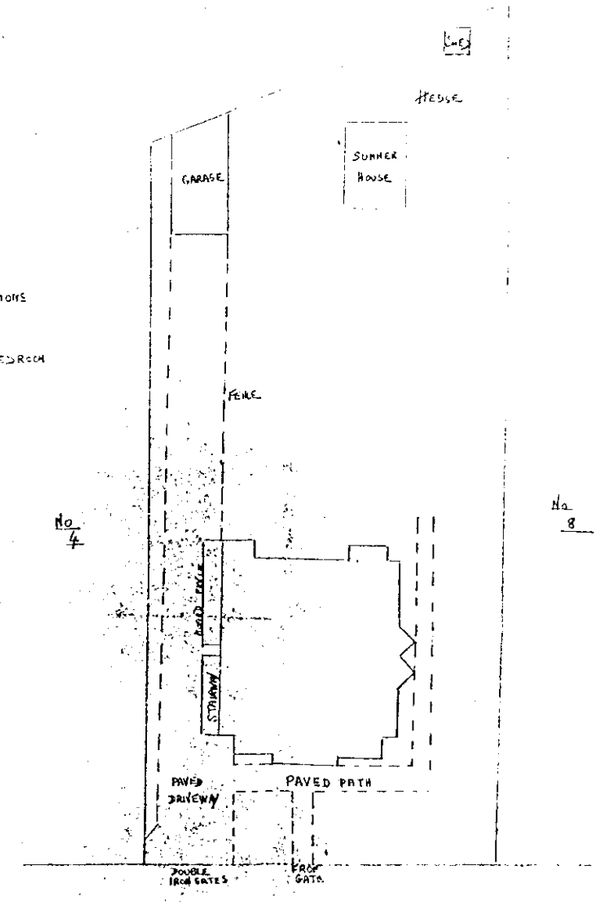
PROPOSED ALTERATIONS SHOWN IN RED

WASH BASINS TO BE PLACED IN EACH BEDROOM

NUMBER 6
CRESCENT ROAD
WOKINGHAM

SITE PLAN

1) EXTERNAL ALTERATIONS OTHER THAN NECESSARY TO FIRE REGULATIONS AND LOFT CONVERSION



SCALE 1" = 1'0"

CRESCENT ROAD

IMPORTANT—THIS COMMUNICATION AFFECTS YOUR PROPERTY

* BERKSHIRE COUNTY COUNCIL

Application No. WOK.B/

Town and Country Planning Act 1971.
Town and Country Planning General Development Orders 1963 to 1969.

To Mr. T.E. Warr,
6 Crescent Road,
Wokingham,
Berks.

In pursuance of its powers under the above-mentioned Act and Order the WOKINGHAM BOROUGH COUNCIL (hereinafter called "the Council" [acting for and on behalf of THE BERKSHIRE COUNTY COUNCIL as Local Planning Authority hereby permits:—

Single Storey
Extension of rear of building to provide two bedrooms and bathroom plus stal w.c. at 6 Crescent Road, Wokingham.

in accordance with the plan and application submitted to the Council on 18th October 1973 subject to the condition(s) specified hereunder:—

(1) The development to which this permission relates shall be begun not later than the expiration of †[five] [ ] years beginning with the date of this permission.

(2) The materials to be used in the elevations of the proposed developme shall match those on the existing dwelling to the satisfaction of the Local Planning Authority.

(3) The extension hereby permitted shall be used as accommodation ancilla to the existing dwelling on the site and shall not be occupied separately therefrom and shall be occupied by Mr. & Mrs.T.E.Warr or their family and not by other residents.

(4) Notwithstanding the provisions of the Town & Country Planning General

Cont'd.....

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

(1) Condition 1 is imposed pursuant to the requirements of Section 41 of the Town and Country Planning Act 1971

(2) To ensure that the mater... are in keeping with those existing.

(3) The separate occupation of the extension would be an inappropriate form of development.

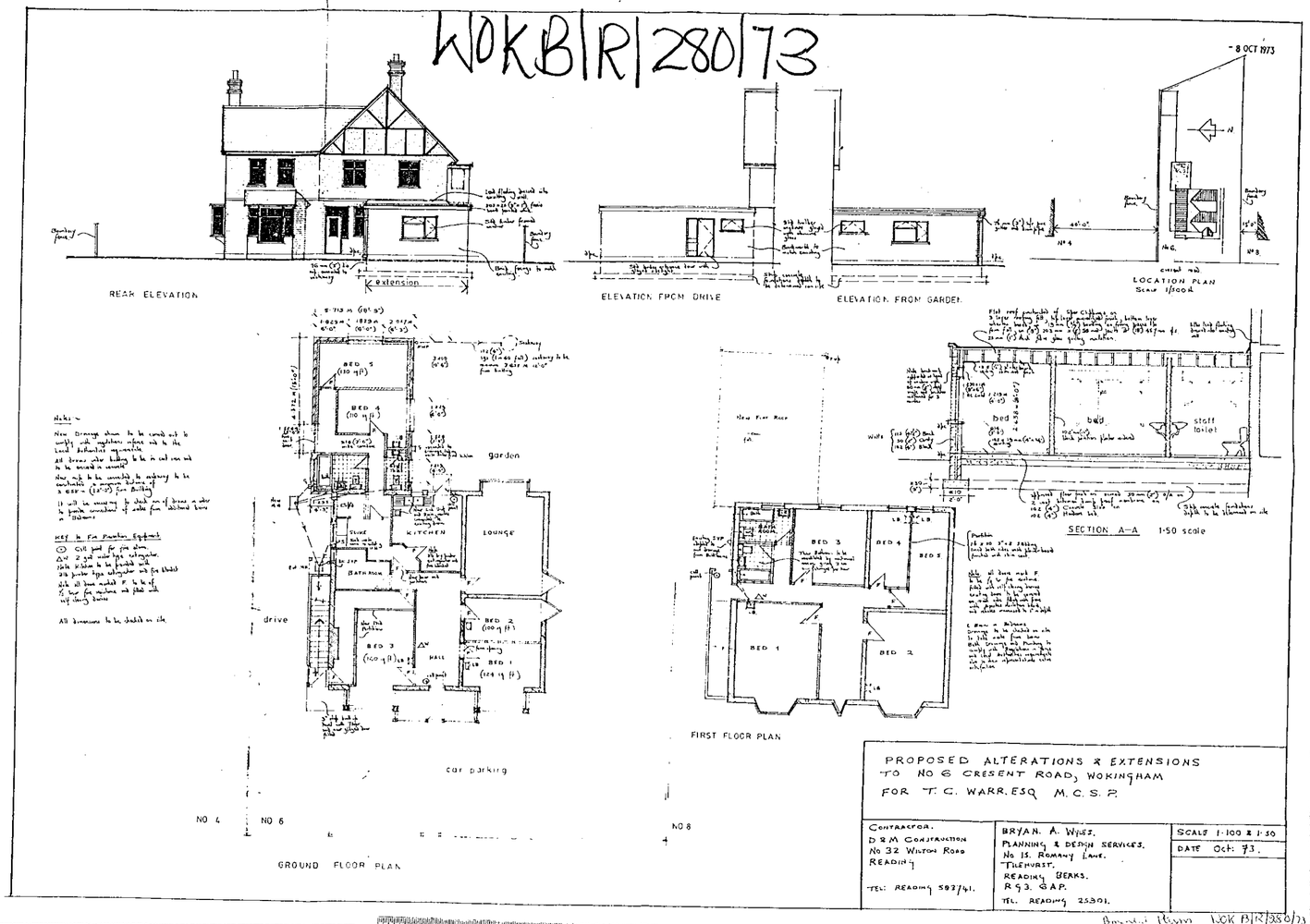
(4) To prevent an overdevelopment of the premises and to safeguard the amenities of the adjoining properties.

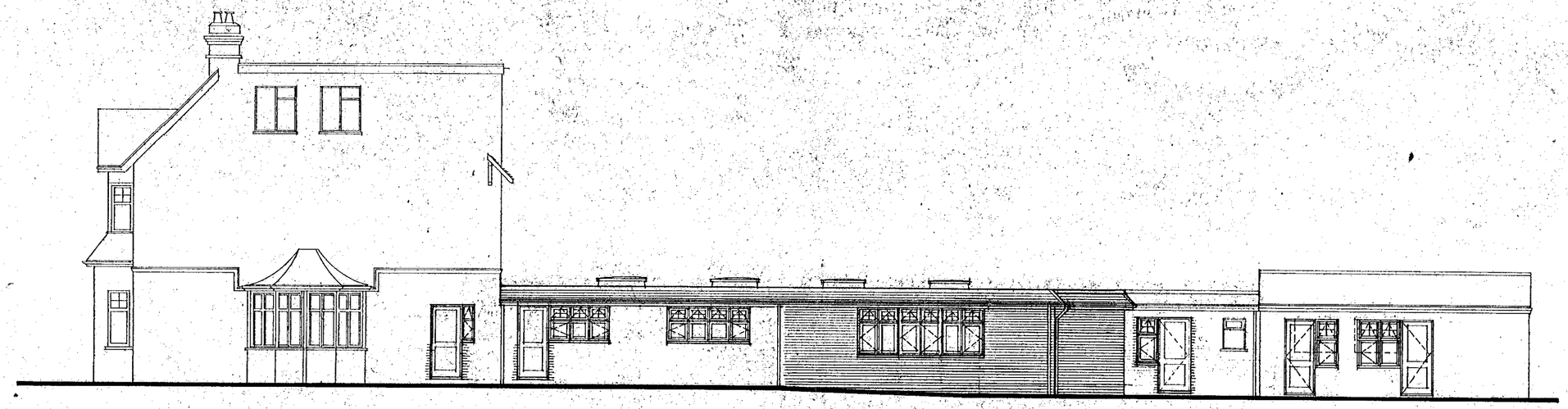
DATED ... day of ... 1973.

Council Offices,

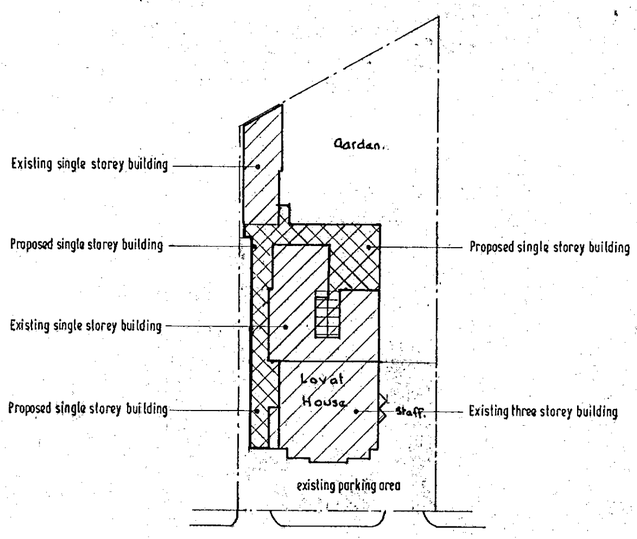
Signed

WOKB/R/280/73

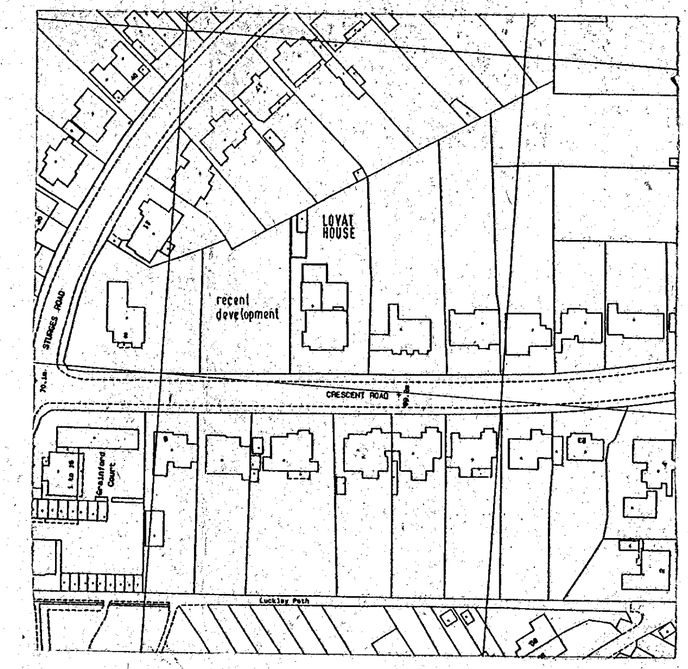




SOUTH ELEVATION D



SITE PLAN



LOCATION PLAN

REVISIONS

A	10·06·99	elevations E, F, G and H added
B	23·08·99	general revisions
C	10·05·00	elevations revised to suit reduced scheme
D	05·10·00	clients requirements
E	03·11·00	sitting room door deleted
F	10·7·01	central rooflight deleted, construction detail added
G	28·08·01	windows to matrons room and store changed to door and windows roof height corrected to extensions

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations : Site and Location Plans

SCALE 1·100 1·500 1·1250

DATE APRIL 1999

DWG. NO. 9867/11G

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
CROHAM LODGE, CROHAM ROAD
CROWBOROUGH, EAST SUSSEX, TN6 2RH
TEL: 01892 663665 FAX: 01892 668801

02/1303

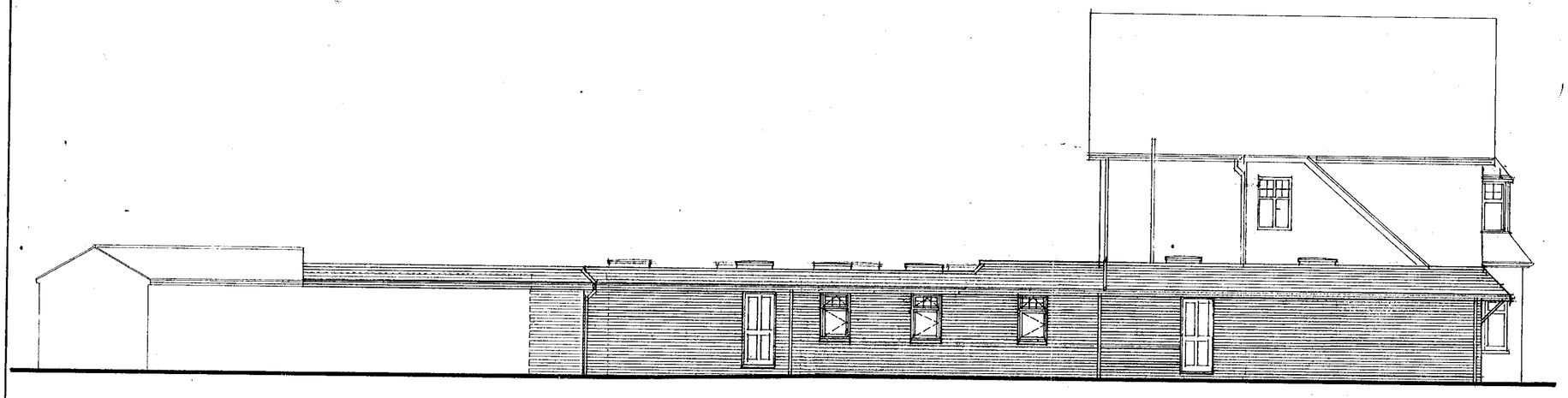


EAST ELEVATION B

FACING BRICKS TO MATCH EXISTING



WEST ELEVATION A



NORTH ELEVATION C



CJ 26/3/03

REVISIONS

A	10·06·99	west elevation A added
B	23·08·99	general amendments to elevations
C	10·05·00	elevations revised to suit reduced scheme
D	05·10·00	clients requirements
E	10·7·01	central rooflight deleted, construction detail added
F	28·08·01	north elevation windows altered and deleted rooflights added, roof height corrected to extensions

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations

SCALE 1·100

DATE APRIL 1999

DWG. NO. 9867/12F

THE LODGE DESIGN GROUP
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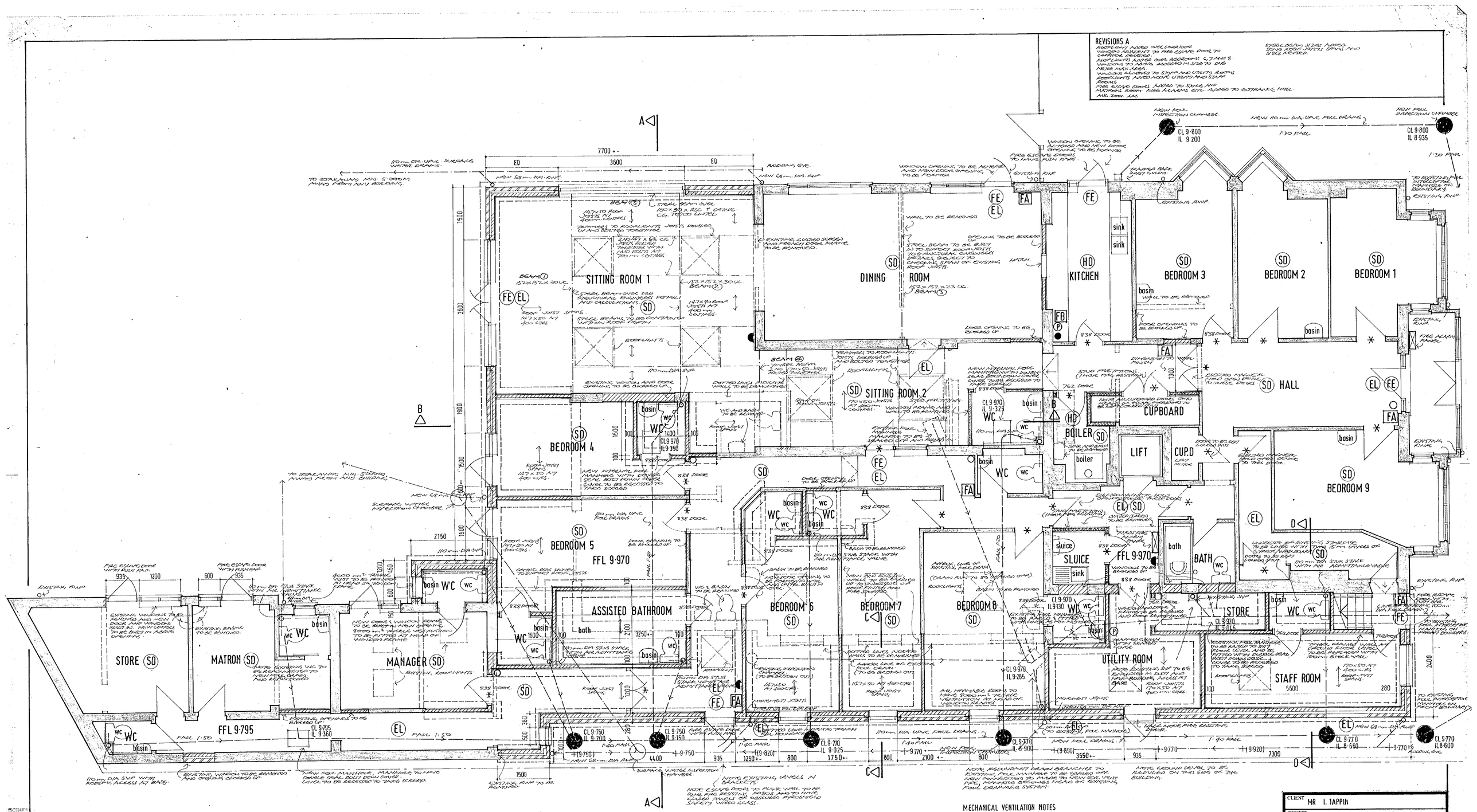
REVISIONS A

ROOFLIGHTS ADDED OVER CORRIDOR.
WINDOW MARKERS TO MAR ESCAPE DOOR TO CARDINAL OMISSED.
ROOFLIGHTS ADDED OVER BEDROOMS 6, 7 AND 8.
WINDOWS TO MAIN ADDED IN S/E/A TO DIS. MEANS MAX AREA.
WINDOWS REMOVED TO STAIR AND UTILITY ROOMS.
ROOFLIGHTS ADDED ABOVE STAIRS AND STAIR ROOMS.
FIRE ESCAPE DOOR ADDED TO STORE AND MATRONS ROOM. FIRE ALARMS ETC. ADDED TO ENTRANCE HALL AND 2001 ALT.

STEEL BEAM SIZES ADDED SOME ROOF JOISTS SPANS AND SIZES REVISED.


A
B
7700 +-
EQ
3600
EQ
NEW 68mm DIA. R.W.P.
RIDGING O/R.
110mm DIA. UPVC. SURFACE WATER DRAINS
TO SOAKAWAYS MIN. 5.000mm AWAY FROM ANY BUILDING.
NEW FOUL INSPECTION CHAMBER.
NEW 110 mm. DIA. UPVC FOUL DRAINS
1:30 FALL
CL 9·800
IL 9·200
CL 9·800
IL 8·935
EXISTING R.W.P.
TO EXISTING FOUL DRAINS ON PREMISES
SITTING ROOM 1
DINING ROOM
KITCHEN
BEDROOM 3
BEDROOM 2
BEDROOM 1
SITTING ROOM 2
HALL
CUPBOARD
BOILER
LIFT
CUP.D
BEDROOM 9
BEDROOM 4
BEDROOM 5
FFL 9·970
ASSISTED BATHROOM
BEDROOM 6
BEDROOM 7
BEDROOM 8
SLUICE
BATH
STORE
UTILITY ROOM
STAFF ROOM
5600
STORE
MATRON
MANAGER
FFL 9·795
WC
basin
sink
bath
boiler
lift
FIRE ALARM PANEL
EXISTING R.W.P.
FIRE ESCAPE DOOR WITH PUSH PAD.
FIRE ESCAPE DOOR WITH PUSHPAD.
NEW DOOR & WINDOW TO BE BUILT IN NEW OPENING
NEW INTERNAL FOUL MANHOLE WITH DOUBLE SEAL BOLT DOWN COVER
NEW FOUL MANHOLE, MANHOLE TO HAVE DOUBLE SEAL BOLT DOWN COVER
FALL 1:50
FALL 1:40
1:40 FALL
1:40 FALL
1:40 FALL

ROOFLIGHTS 1200 x 1200 INTERNAL OPENING.

DOUBLE SEAL POLYCARBONATE GLAZING UPVC FRAME AND INTEGRAL VOIDING.

FALL

DOTTED LINE INDICATES EXTENT OF EXISTING SINGLE STOREY BUILDING.

EXISTING ROOFLIGHT TO BE REMOVED.

ROOFLIGHTS 1200 x 1200 INTERNAL OPENING.

NEW SVP TO BE CARRIED UP 900mm ABOVE ROOFLIGHTS OPENING WITHIN 3 METRES.

HIGHPOINT OF ROOF.

NEW SVP TO BE CARRIED UP 900mm ABOVE ANY WINDOW WITHIN 3 METRES.

EXISTING SOIL PIPE ABOVE ROOF LEVEL.

CODE No.6 LEAD FLASHING AT ABV. ROOF/WALL ABUTMENTS

ROOF CONSTRUCTION 12.5mm PLASTERBOARD SKIMMED FINISH, BEADED AT BOTTOM EDGE AND FIXED TO TIMBER CEILING JOISTS @ 400 c/c. JOISTS TO BE 150 x 50 TIMBER @ 400 c/c. 100mm MINERAL WOOL INSULATION BETWEEN JOISTS. 150mm DEEP TIMBER RAFTERS @ 400 c/c. 12mm PLYWOOD SHEATHING. 25mm x 50mm TIMBER BATTENS @ 400 c/c. CLAY PLAIN TILES ON 25mm x 50mm TIMBER TILING BATTENS ON 38mm x 50mm TIMBER COUNTER BATTENS ON BREATHABLE MEMBRANE ON 12mm PLYWOOD SHEATHING. 150mm DEEP TIMBER RAFTERS @ 400 c/c. 100mm MINERAL WOOL INSULATION BETWEEN RAFTERS. 12.5mm PLASTERBOARD SKIMMED FINISH.

TRAFFICABLE AREA TO BE 50mm TIMBER DECK TO 2050 DECKING, TO BE FIXED TO PLANTING BEDS TO ROOF/WALL FACE OF FLEETING JOISTS

ROOFLIGHTS

EXISTING, SVP.

EXISTING, STAIRCASE

EXISTING, RWP FROM MAIN ROOF.

EXISTING, RWP.

EXISTING, PLAIN TILED ROOF.

EXISTING, BUTT JOINT FLASHING TO BE CUT BACK AND RE-LAID TO RUN TO LARGE ROOF.

EXISTING, RWP.

EXISTING, SVP.

EXISTING, RWP.

EXISTING, PITCHED ROOF OF ADJOINING, INTERLOCKING, ROOF TILES.

EXISTING ROOFLIGHTS.

NEW 110mm DIA SVP.

LEAD CAPPED TIMBER ROLL WITH RAINWATER OUTLETS AT 1500mm. CENTRES.

PLAIN TILE FINISH TO DUMMY PITCH.

110mm UPVC DEEPFLOW GUTTERS.

RWP TO BE CARRIED ABOVE ROOF TO DISCHARGE INTO NEW GUTTER.

NEW SVP TO BE CARRIED UP 900mm ABOVE ANY WINDOW WITHIN 3 METRES.

RAINWATER OUTLETS TO BE FORMED BY CUTTING EVERY FOURTH PLAIN TILE AND TO HAVE LEAD FLASHING, DRESSED FROM UNDER, FELT ROOF FINISH TO OVER ROOF TILES.

REVISIONS A ROOFLIGHTS ADDED TO CORRIDOR, BEDROOMS, 6, 7 AND 9, AND ABOVE OFFICE AND STAIRCASE. ROOF DETAILS MINOR REVISIONS. AUG. 2001 MC

CLIENT	MR I. TAPPIN
PROJECT	LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB
TITLE	ROOF PLAN
SCALE	1:50
DATE	JUNE 2001
DWG. NO.	9867/15A

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
CROHAM LODGE, CROHAM ROAD
CROWBOROUGH, EAST SUSSEX, TN6 2RH
TEL: 01892 663665 FAX: 01892 661801

CD26/3/03

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

TITLE

AS EXISTING

GROUND FLOOR ANNEXE

SCALE 1:50

DATE DECEMBER 1998

DWG. NO. 9867/2

THE LODGE DESIGN GROUP

ARCHI ECTURAL CONSULTANTS

CROHAM LODGE, CROHAM ROAD
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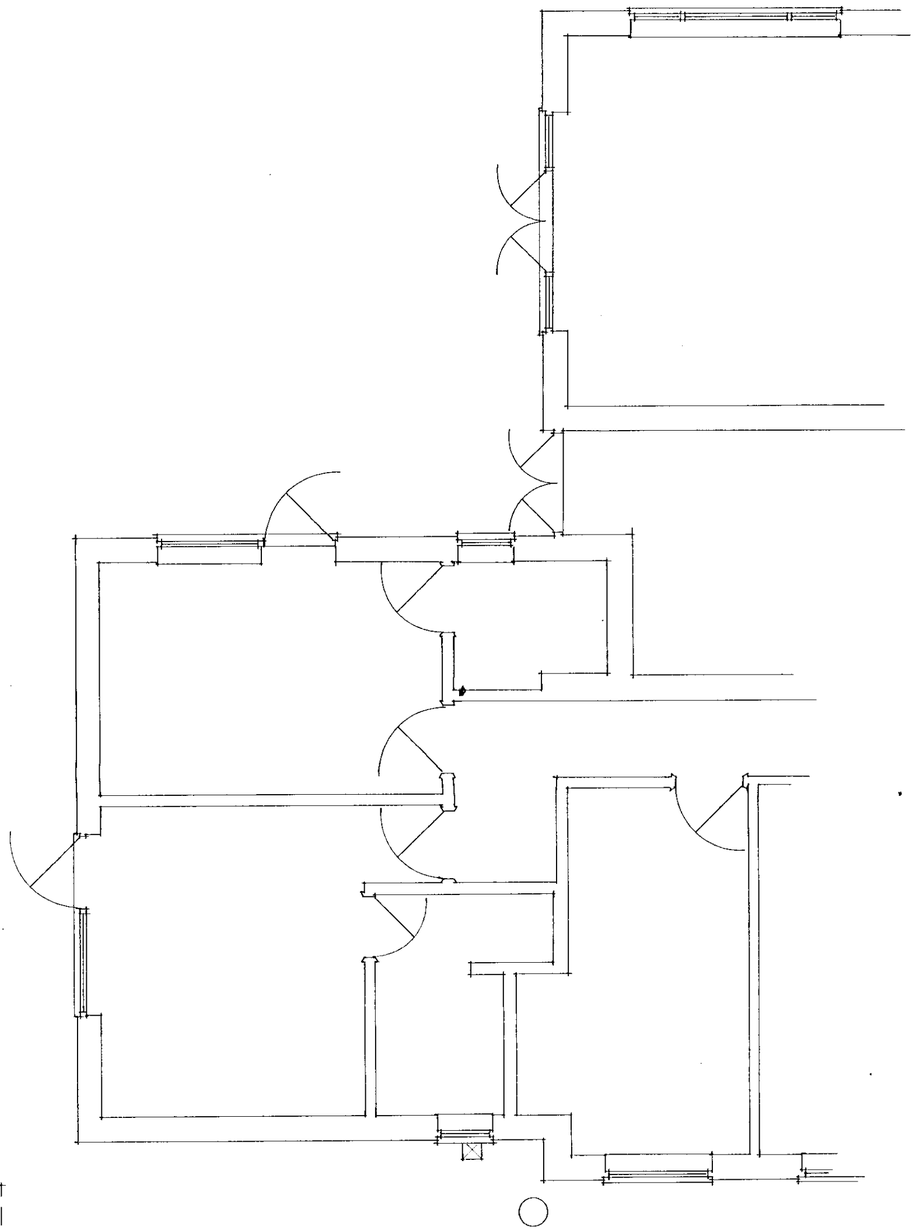
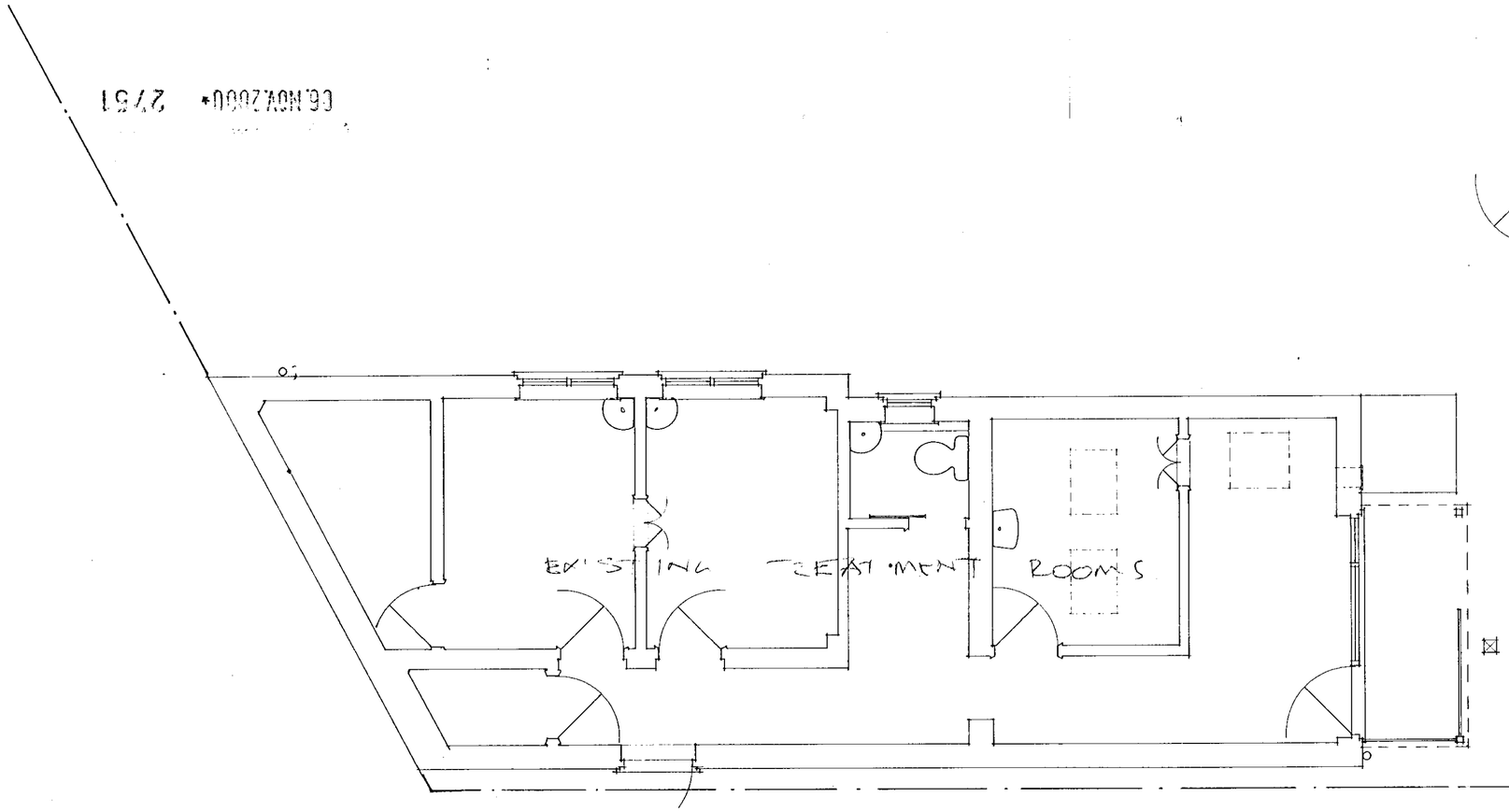
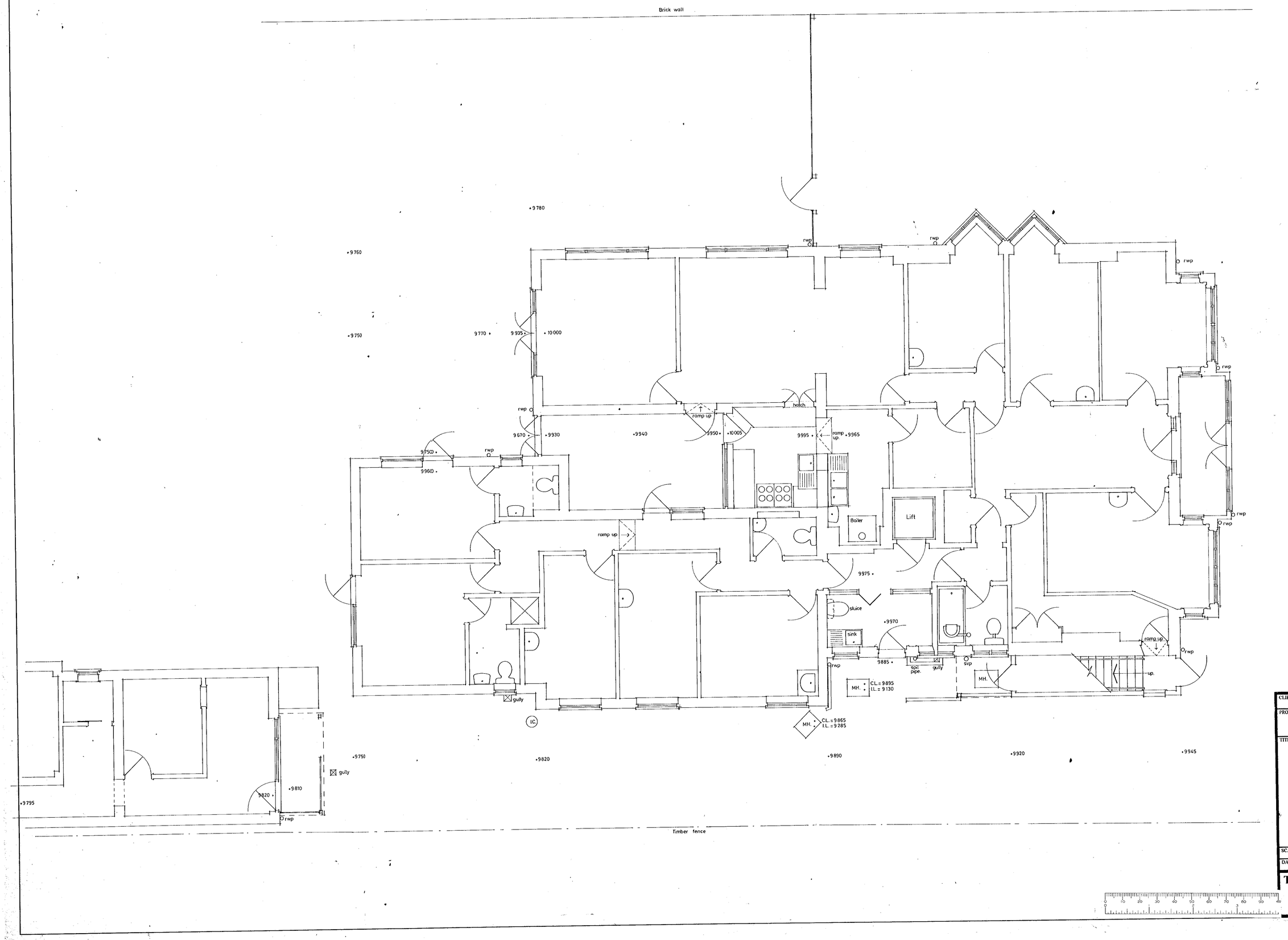
06 NOV 2000 2751







06.NOV.2000 2751

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

TITLE

AS EXISTING

GROUND FLOOR - MAIN HOUSE

SCALE 1:50

DATE DECEMBER 1998

DWG. NO. 9867/1

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
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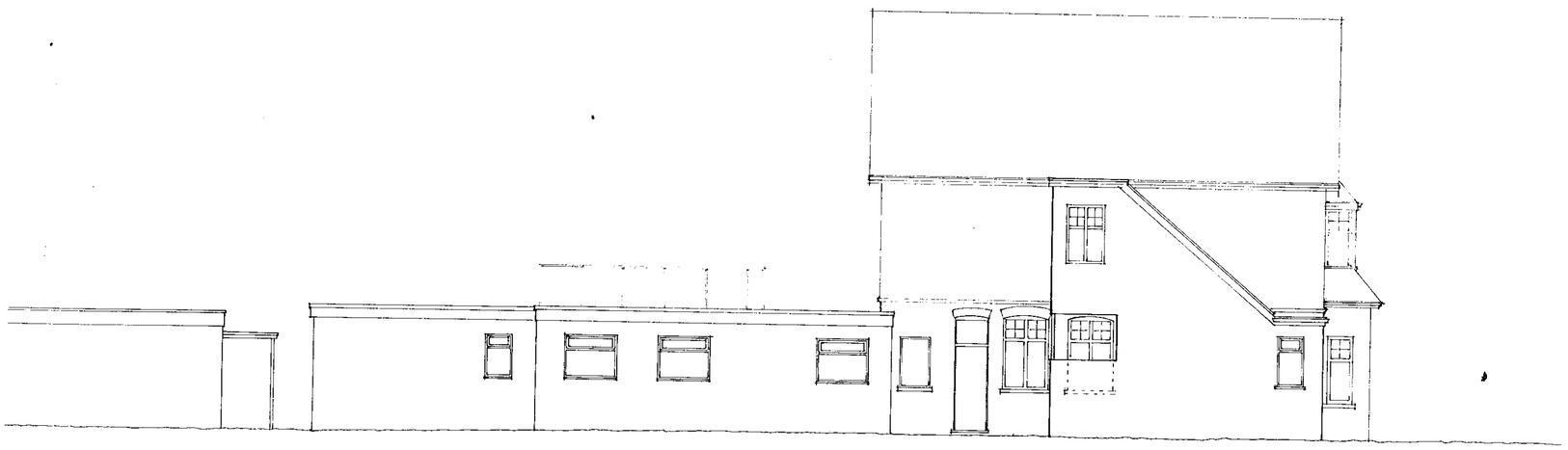
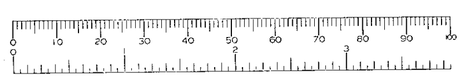
Rear (East) Elevation.

03.NOV.2000* 2751



Side (North) Elevation.



CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

TITLE

AS EXISTING

ELEVATIONS

SCALE 1:100

DATE DECEMBER 1998

DWG. NO. 9867/3

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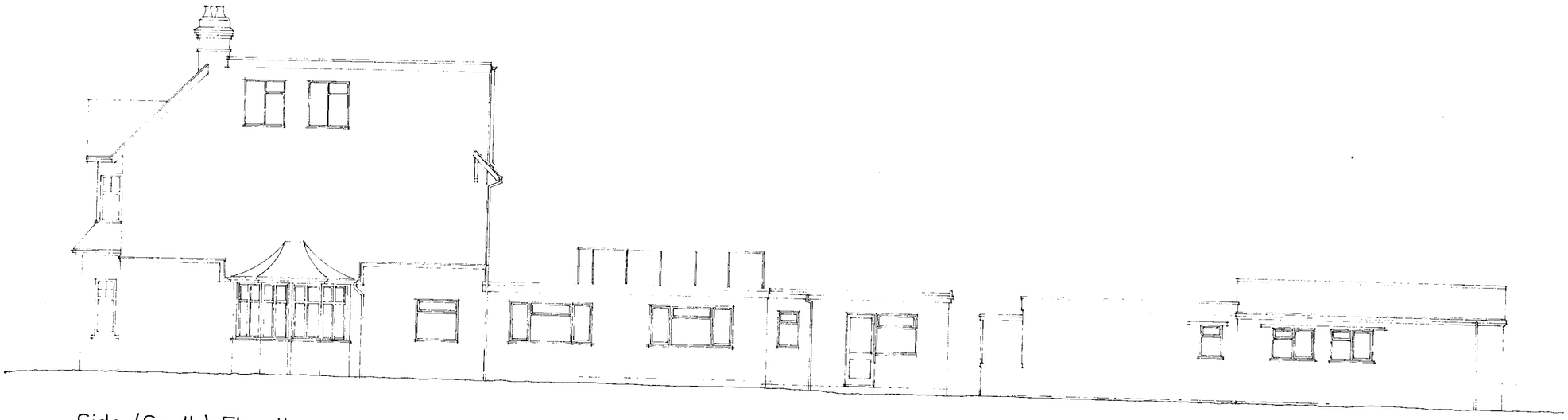
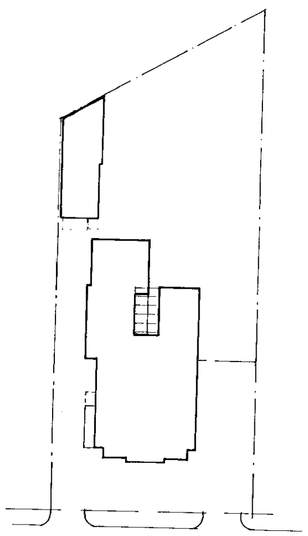
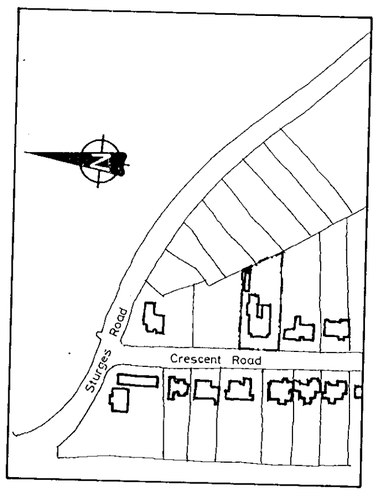


Side (South) Elevation.



Block Plan 1:500



Location Plan 1:2500

06.NOV.2000 2751

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE

TITLE

AS EXISTING

ELEVATION - LOCATION PLANS

SCALE 1:100

DATE DECEMBER 1998

DWG. NO. 9867/4

THE LODGE DESIGN GROUP
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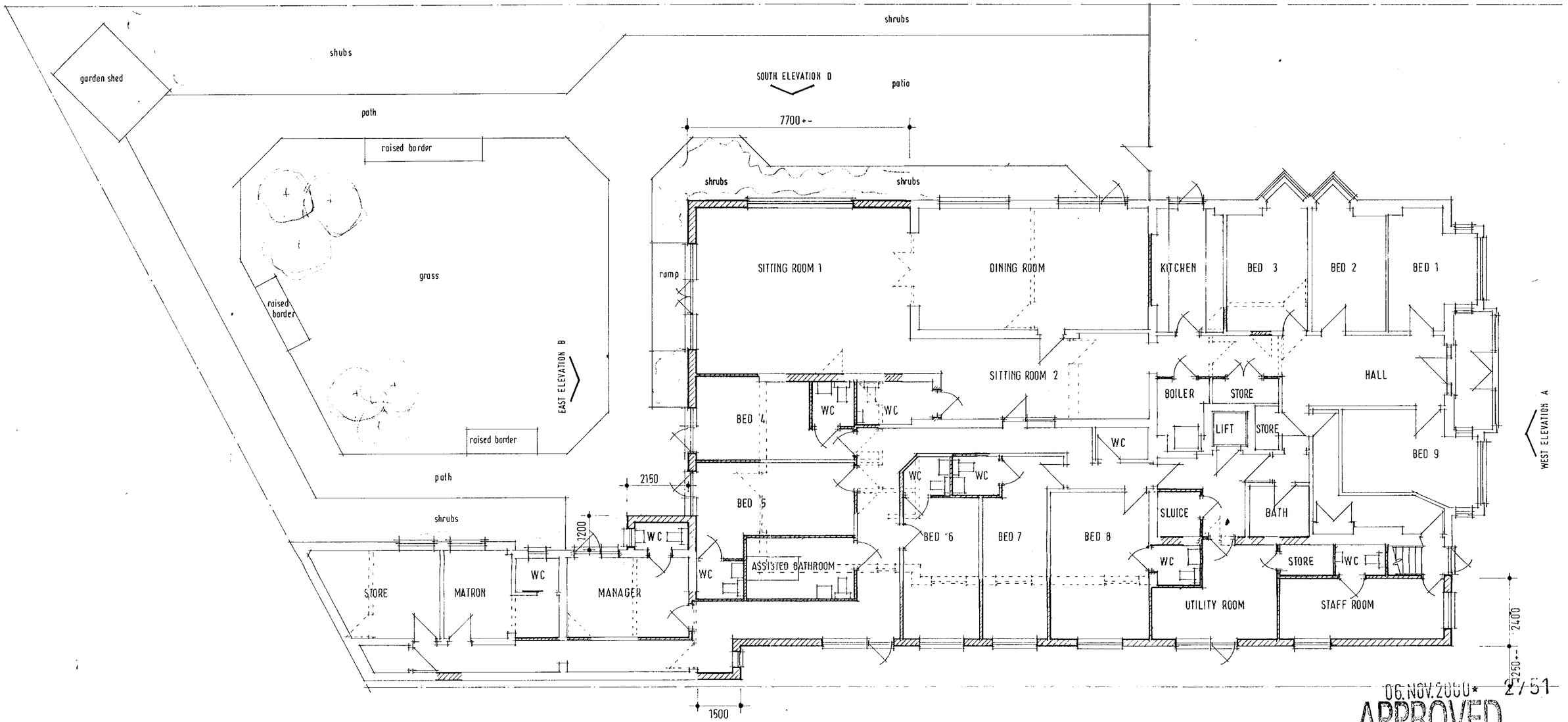

06. NOV. 2000 * 27/51

APPROVED

SITTING ROOM 1	440 sq.ft.
SITTING ROOM 2	219 sq.ft.
DINING ROOM	346 sq.ft.
TOTAL	1005 sq.ft.

NORTH ELEVATION C

PROPOSED GROUND FLOOR PLAN

PROPOSED NEW WORKS AND ALTERATIONS

REVISIONS

C	15·02·00	redrawn - reduced proposal
D	10·05·00	clients requirements
E	05·10·00	clients requirements
F	03·11·00	sitting room 1 south elevation door removed

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG 11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Ground Floor Plan

SCALE SCALE 1·100

DATE JANUARY 1999

DWG. NO. 9867 / 10 F

THE LODGE DESIGN GROUP
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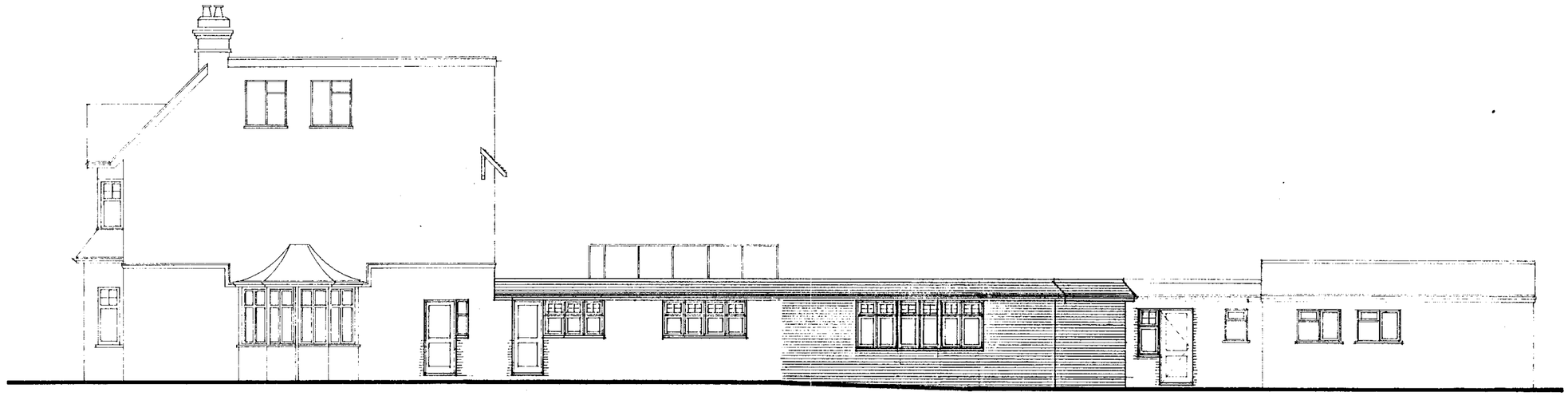
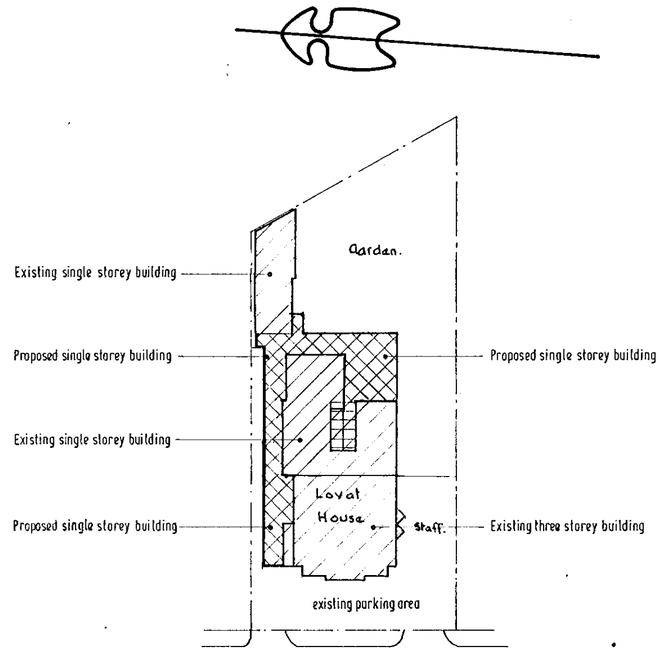
CROWBOROUGH, EAST SUSSEX, TN6 2RH
TEL: 01892 663665 FAX: 01892 663801

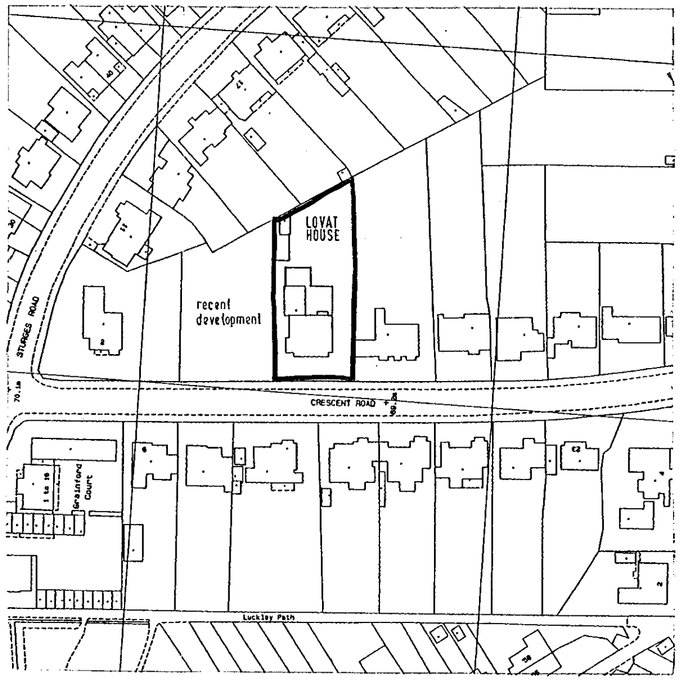
26/3/03 27/7/01



SOUTH ELEVATION D



SITE PLAN



LOCATION PLAN

2751

REVISIONS

A	10·06·99	elevations altered & added
B	23·08·99	general revisions
C	10·05·00	elevations revised to suit reduced scheme
D	05·10·00	clients requirements
E	03·11·00	sitting room door deleted

06 NOV 2000

2751

APPROVED

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations : Site and Location Plans

SCALE 1·100 1·500 1·1250

DATE APRIL 1999

DWG. NO. 9867/11 E

THE LODGE DESIGN GROUP
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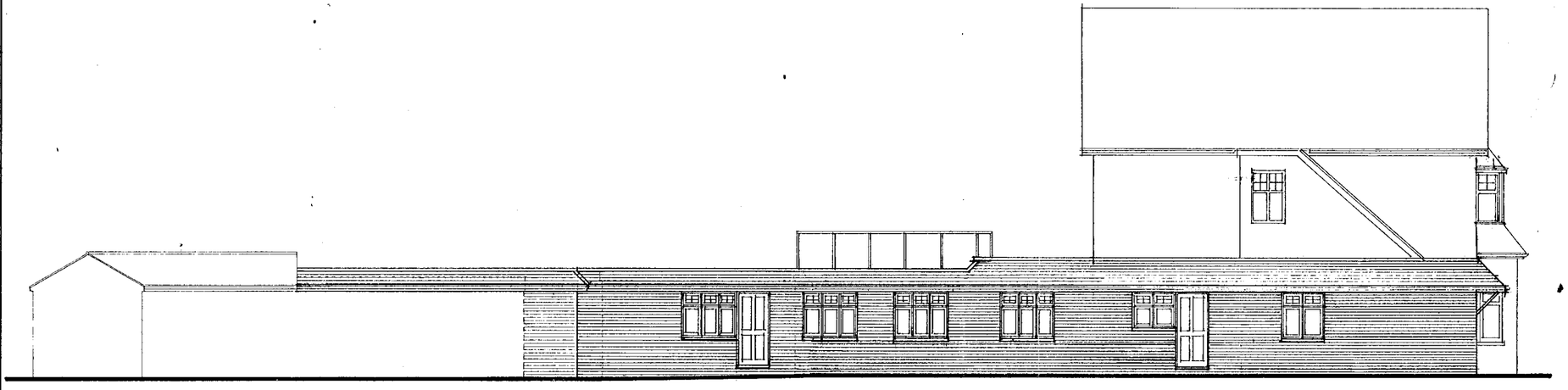
D 21/11/01



EAST ELEVATION B



WEST ELEVATION A



NORTH ELEVATION C

06.NOV.2000* 2751

REVISIONS

A	10·06·99	west elevation A added
B	23·08·99	general amendments to elevations
C	10·05·00	elevations revised to suit reduced scheme
D	05·10·00	clients requirements

APPROVED

CLIENT MR I. TAPPIN

PROJECT LOVAT HOUSE · 6 CRESCENT ROAD · WOKINGHAM · BERKSHIRE · RG11 2DB

TITLE

PROPOSED ALTERATIONS AND EXTENSIONS

Elevations

SCALE 1·100

DATE APRIL 1999

DWG. NO. 9867/12 D

THE LODGE DESIGN GROUP
ARCHITECTURAL CONSULTANTS
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CROWBOROUGH, EAST SUSSEX, TN6 2RH
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9/2/1/01