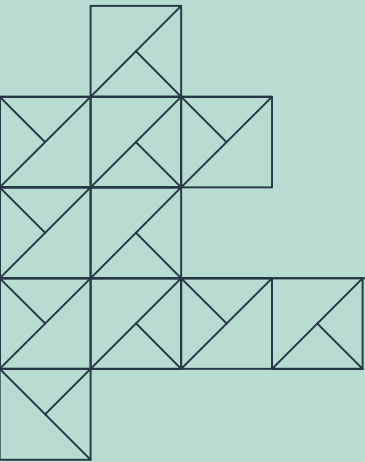
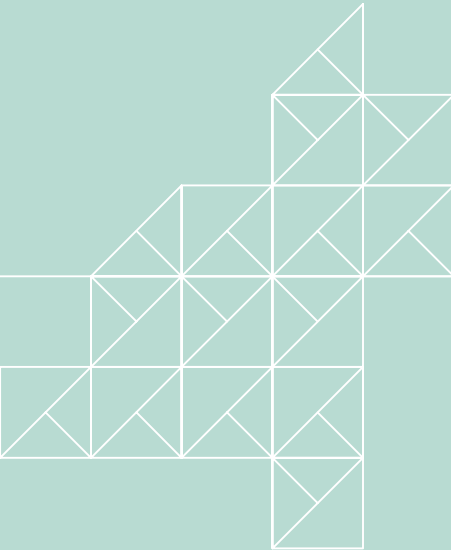
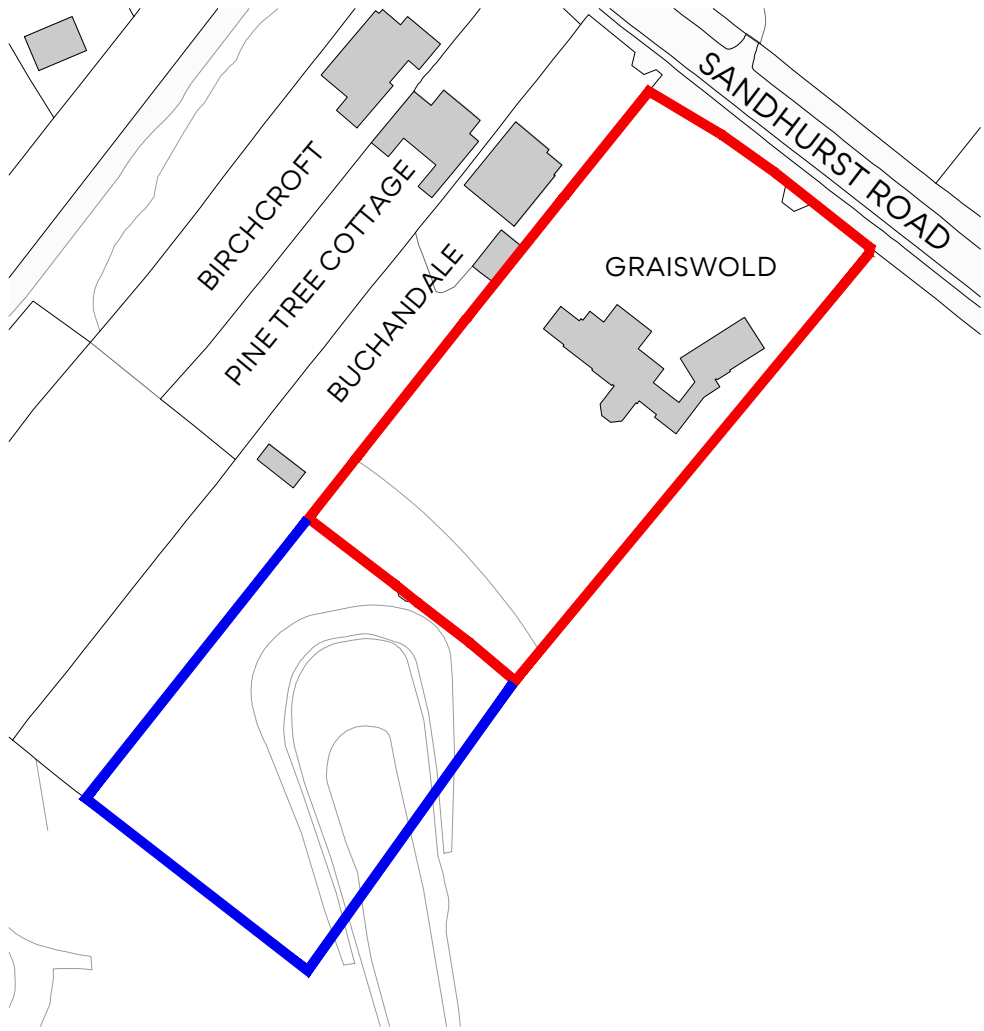




GRAISWOLD, SANDHURST ROAD, FINCHAMPSTEAD, RG40 3JQ

PLANNING PACK





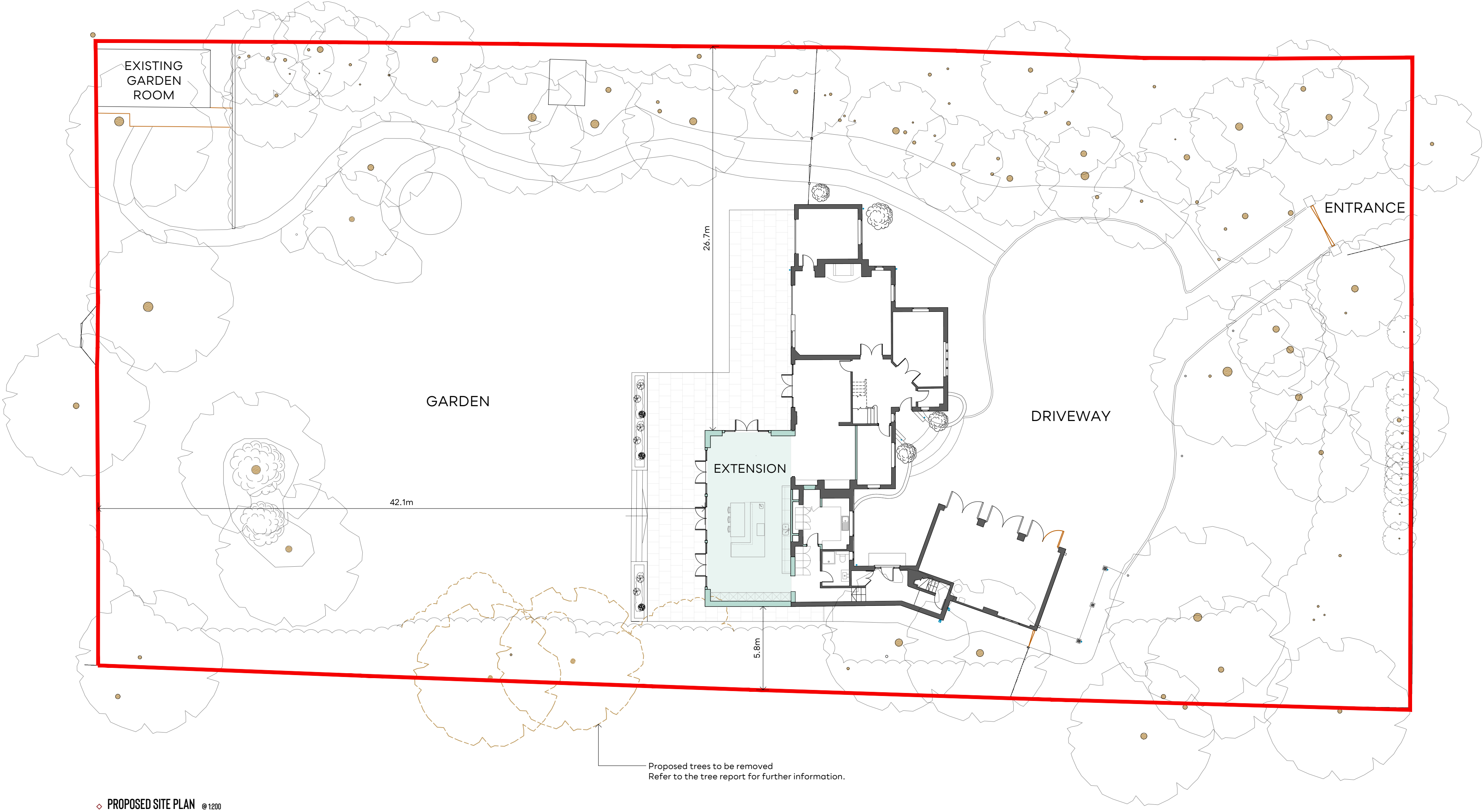
LOCATION PLAN @ 1:1250



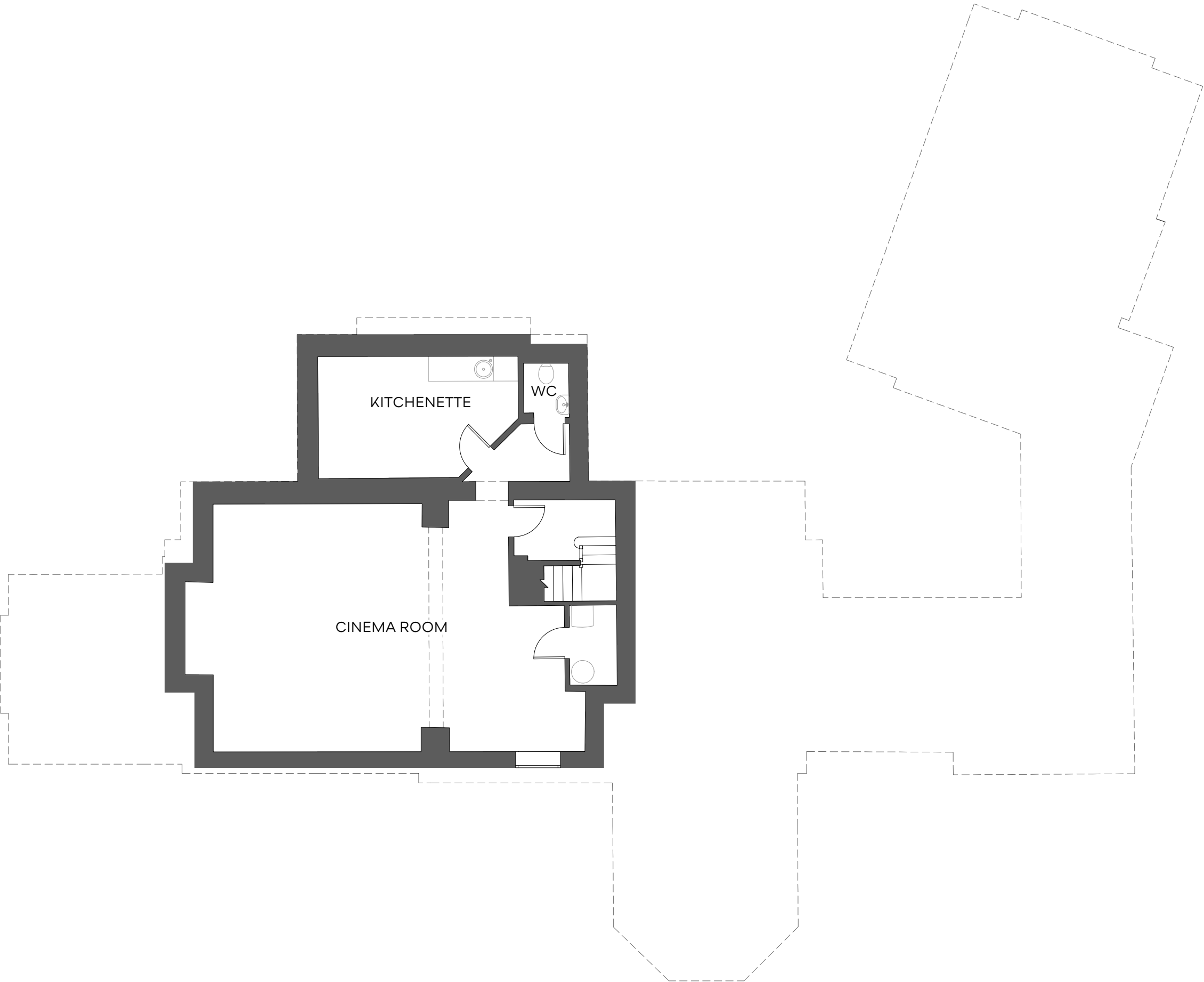
PROPOSED BLOCK PLAN @ 1:500

Rev.	Date	Description	Author	NOTES
				1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.

DECEMBER '24	24-G-P-01
VARIES @A2	LOCATION PLAN AND PROPSED BLOCK PLAN

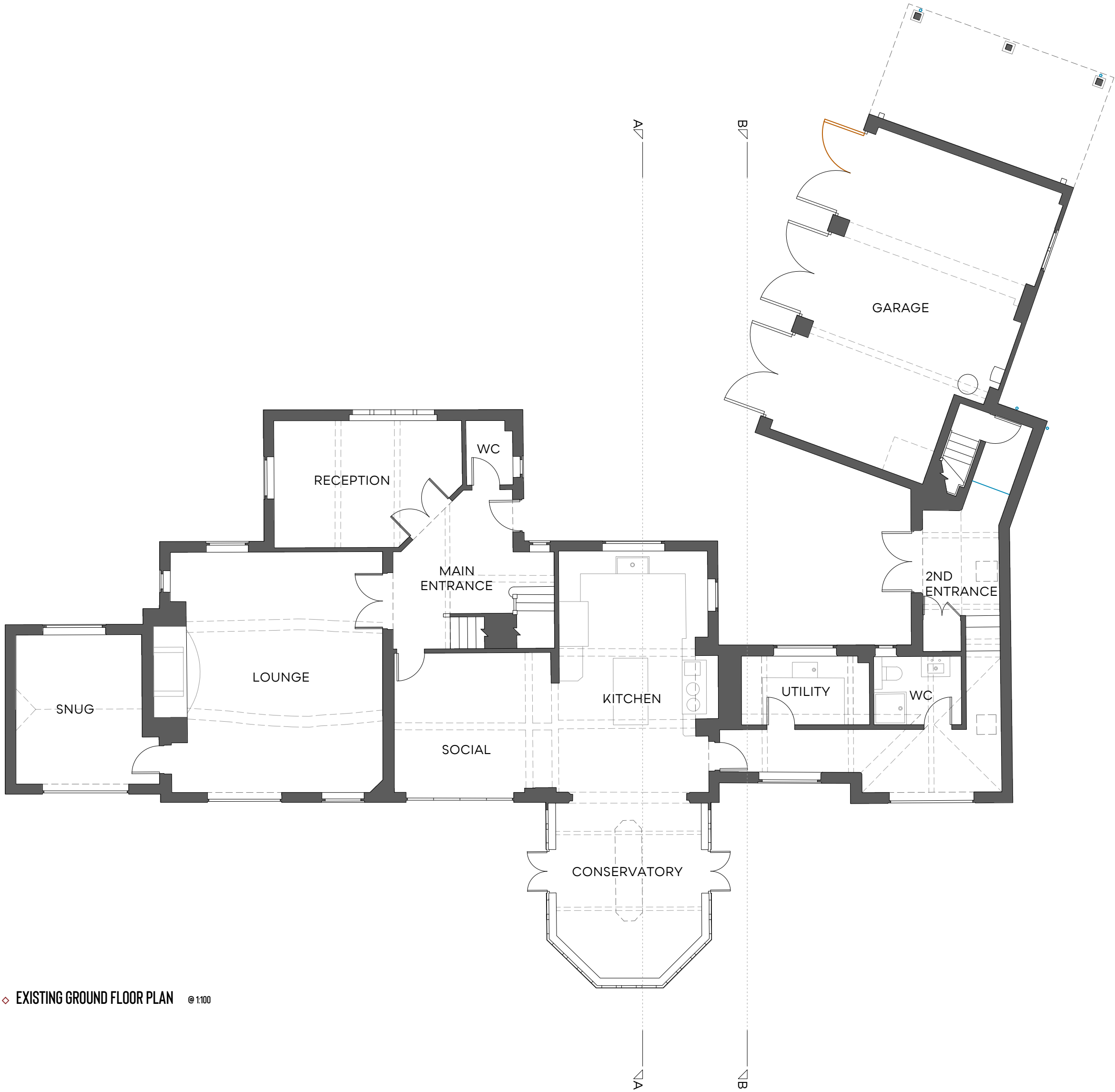


Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-02
1				1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)
						PROPOSED SITE PLAN



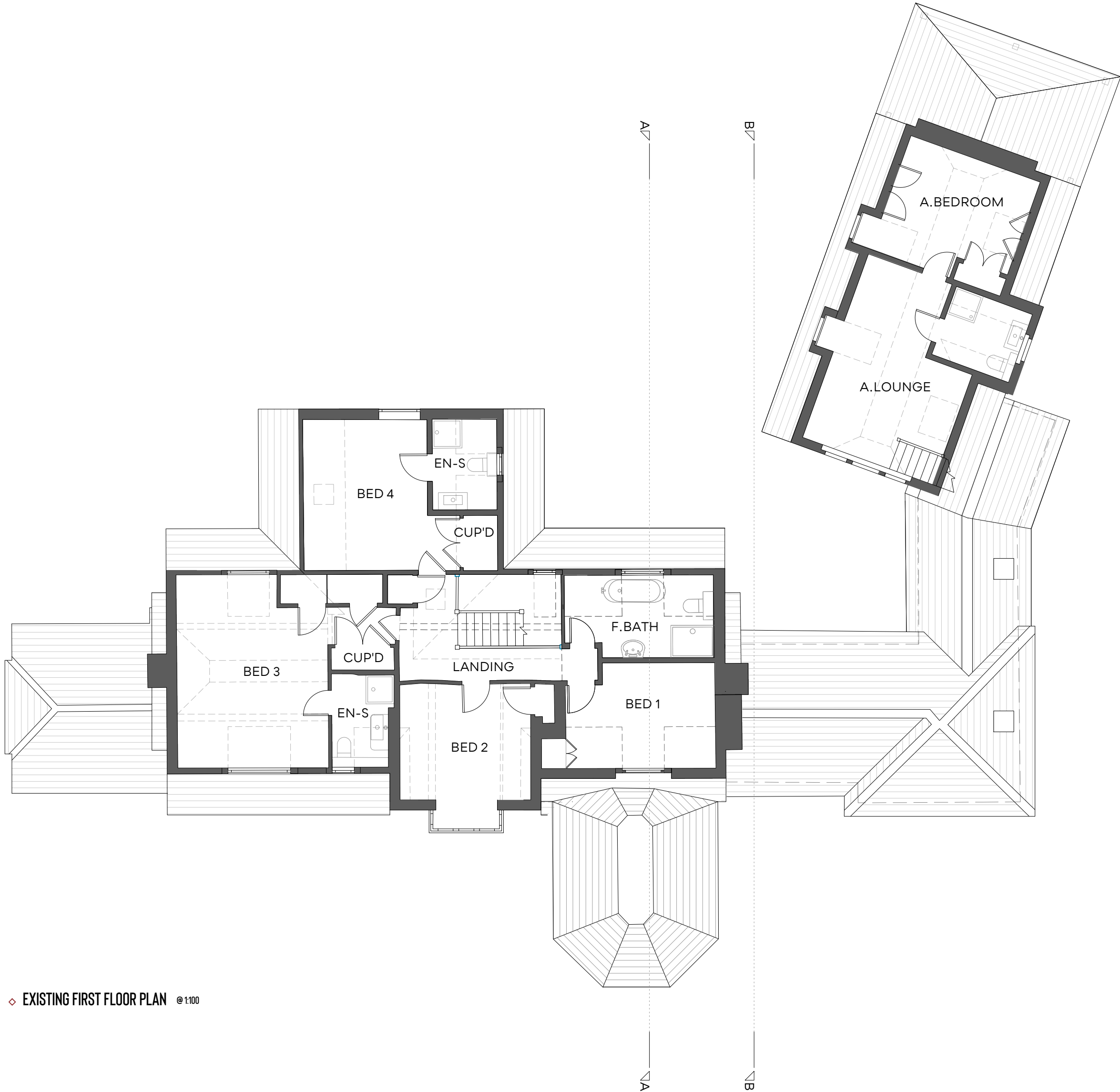
◇ EXISTING BASEMENT PLAN @ 1:100

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-10	
*	*	*	*	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)	EXISITNG BASEMENT PLA



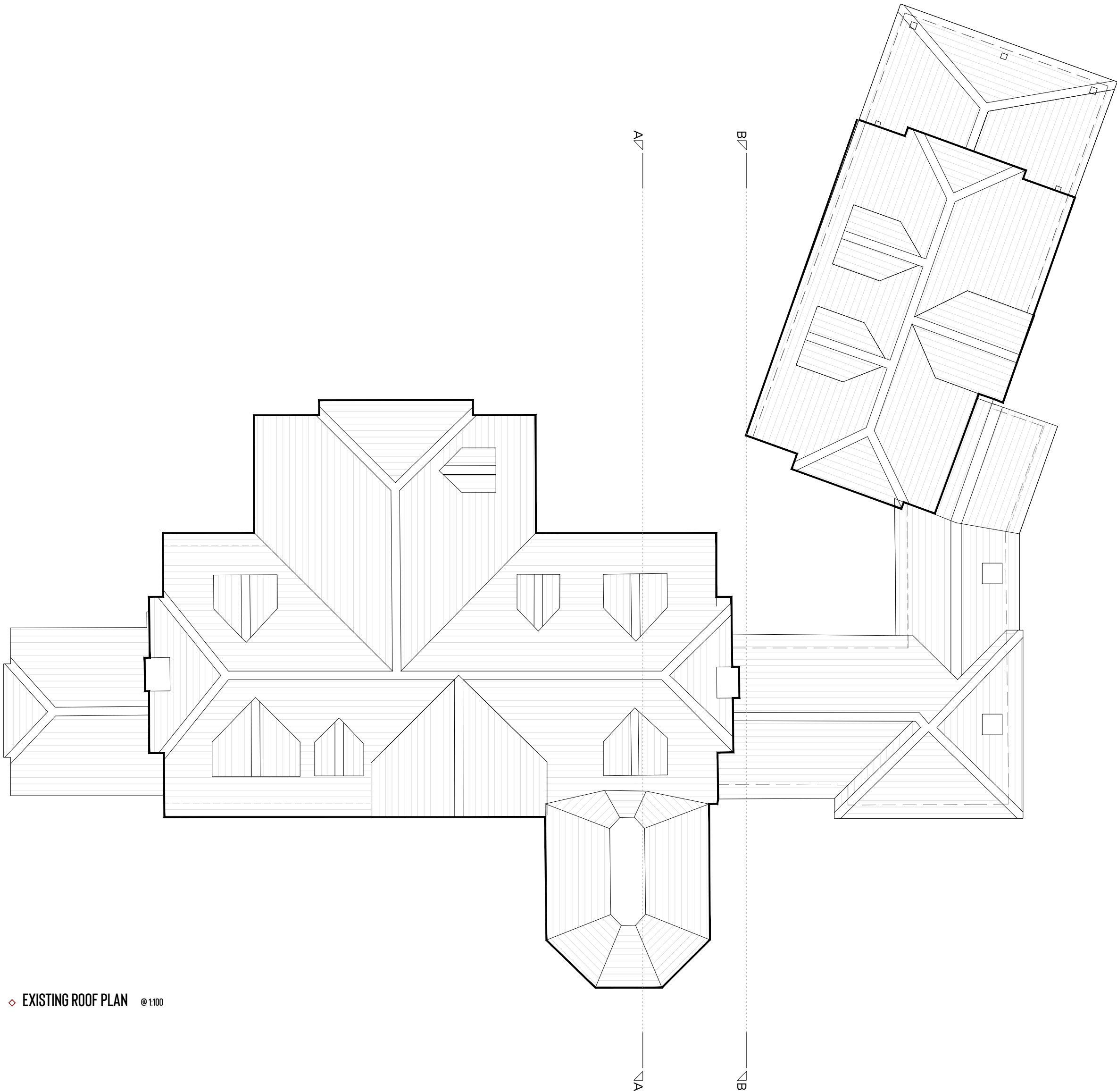
◇ EXISTING GROUND FLOOR PLAN @ 1:100

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-11
1	12/12/24	1:100 @A2	EXISTING GROUND FLOOR PLAN	1. The drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)



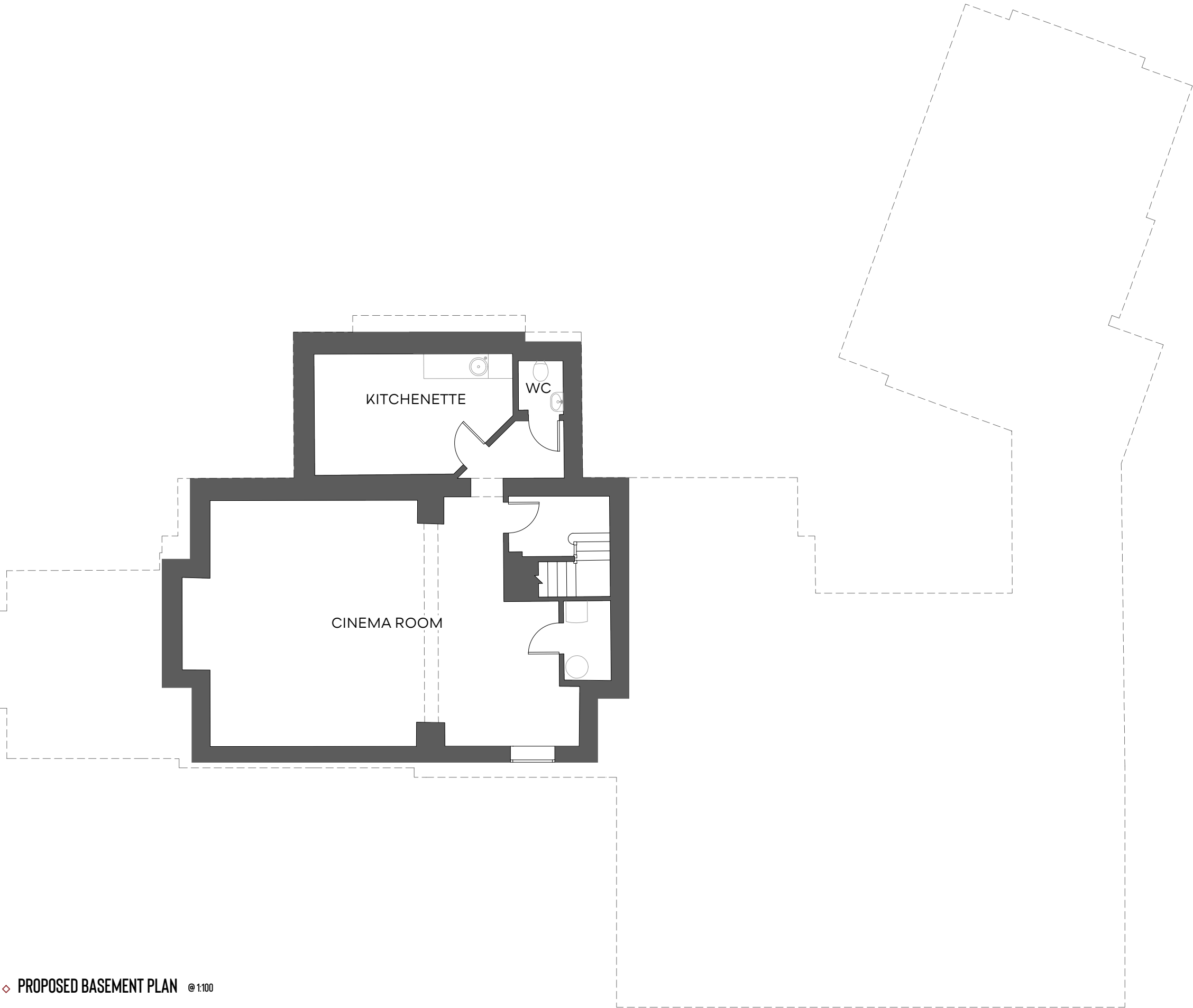
EXISTING FIRST FLOOR PLAN @ 1:100

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-12	
-	-	-	-	1. This drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)	EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN @ 1:100

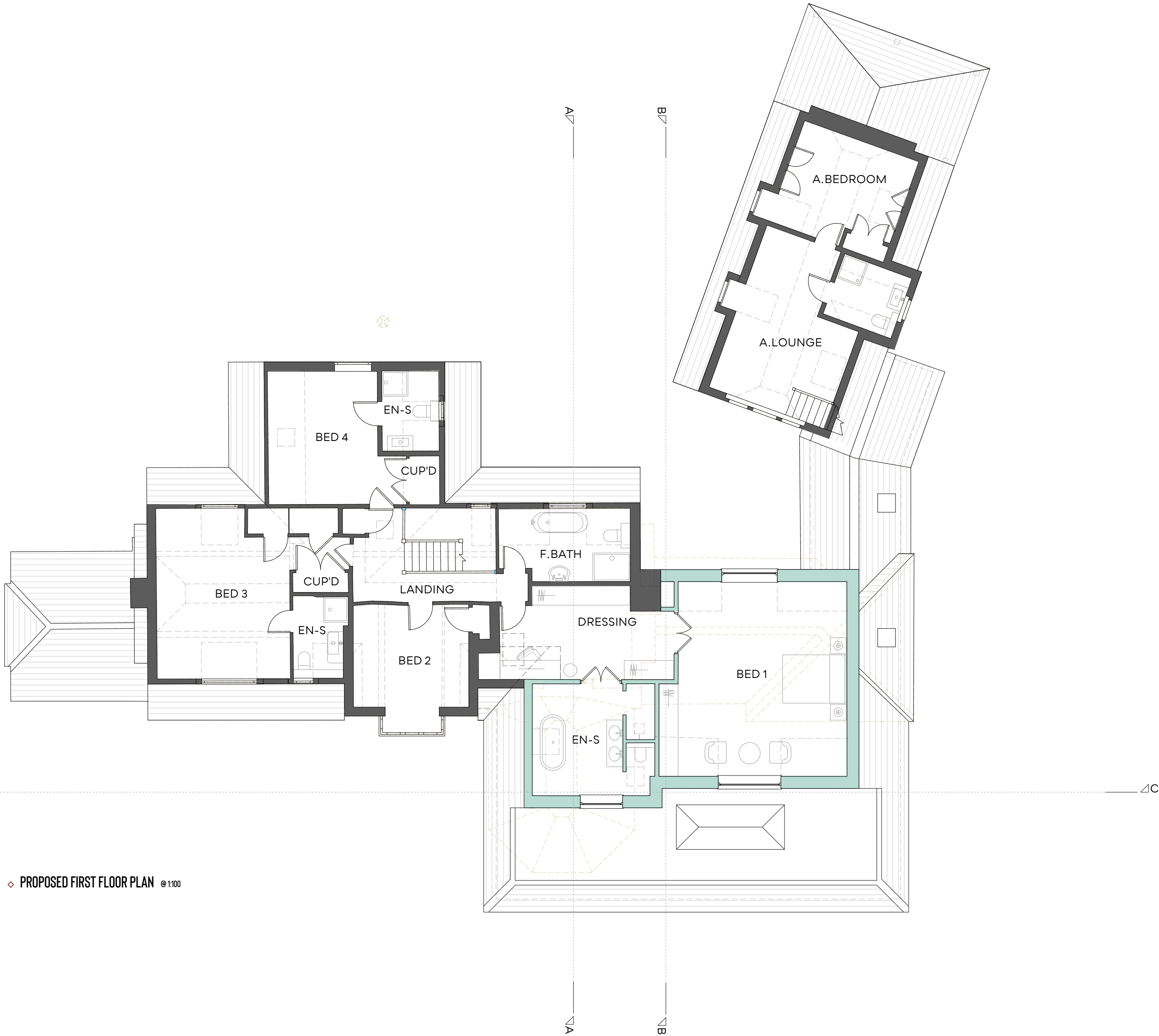
Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-13
-	-	-	-	1. This drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100 (@A2)	EXISTING ROOF PLAN



Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-101
1	12/12/24	1:100 @A2	1	1. The drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100 @A2	PROPOSED BASEMENT PLAN

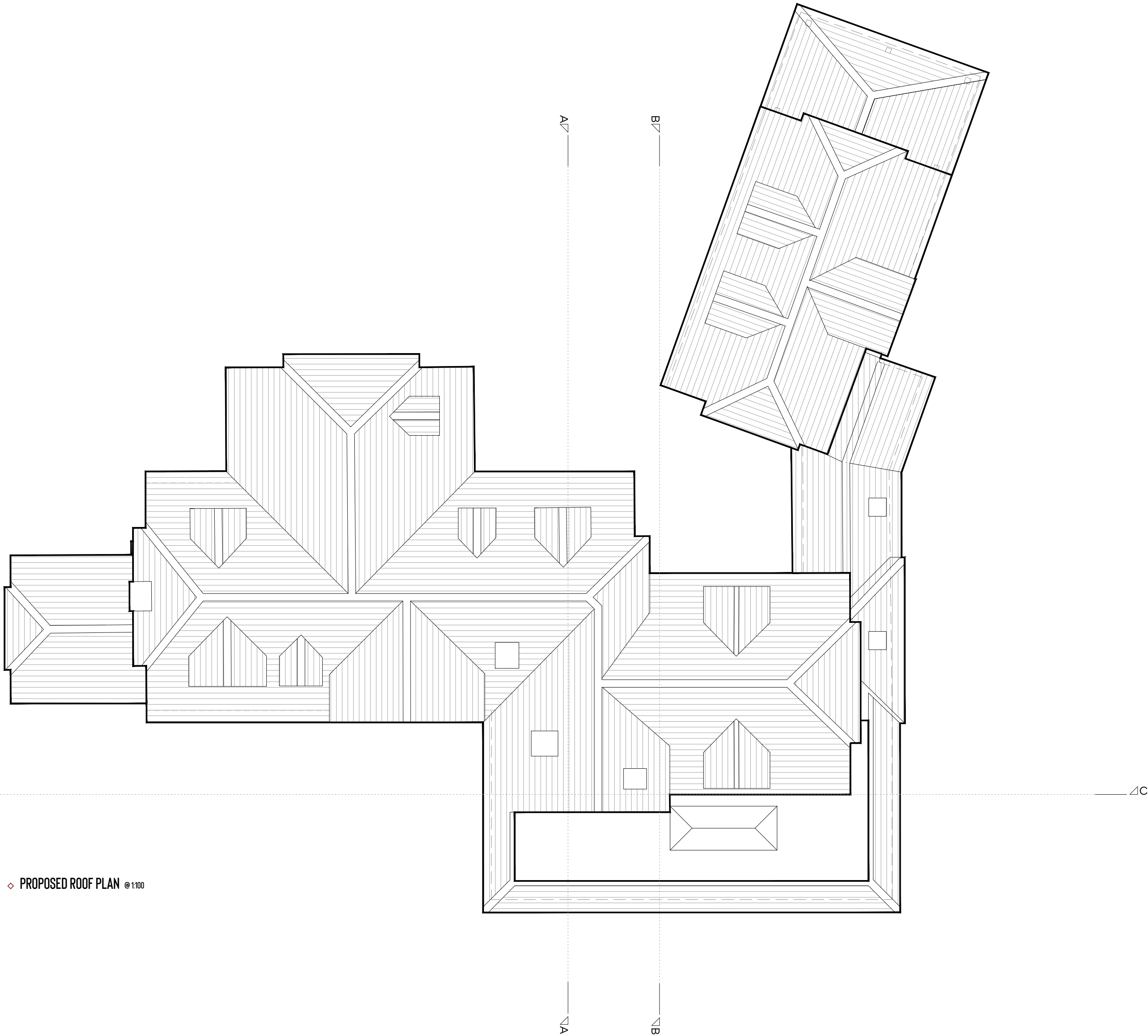


Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-101	
-	-	-	-	1. This drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)	PROPOSED GROUND FLOOR



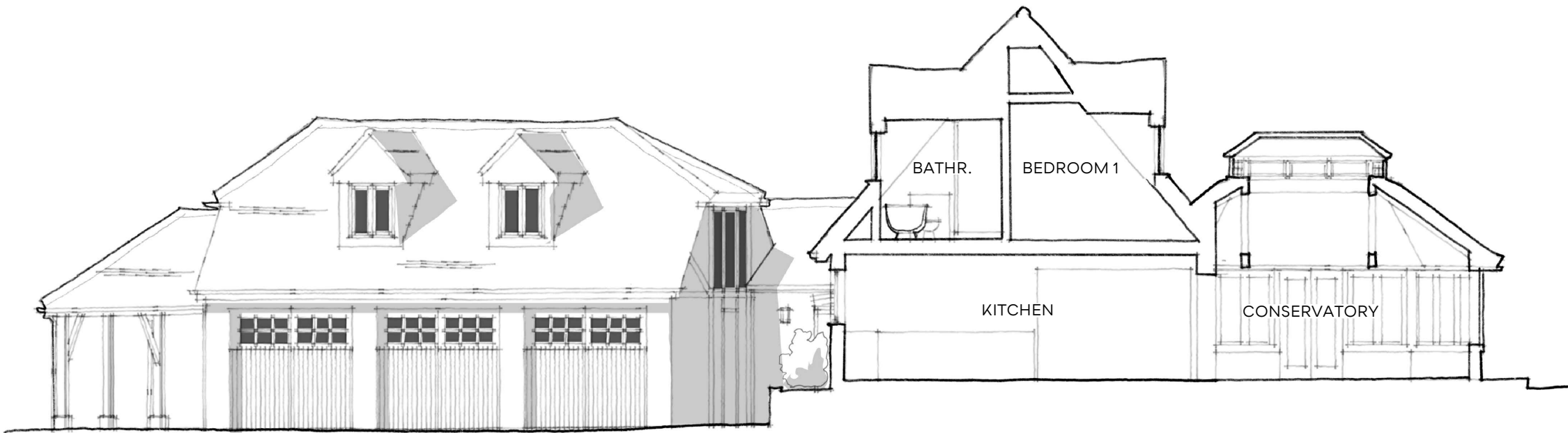
◇ PROPOSED FIRST FLOOR PLAN @ 1:100

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-102
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100 (@A2)	PROPOSED FIRST FLOOR

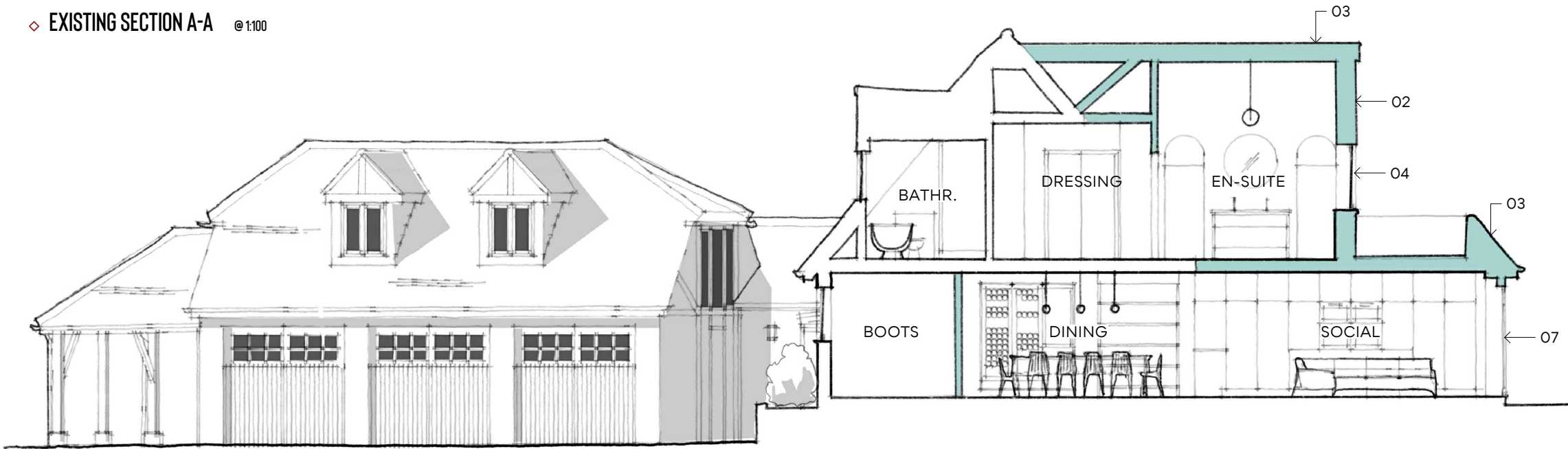


PROPOSED ROOF PLAN @1:100

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-103	
-	-	-	-	1. This drawing is copyright of Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A2)	PROPOSED ROOF PLAN



EXISTING SECTION A-A @ 1:100



PROPOSED SECTION A-A @ 1:100

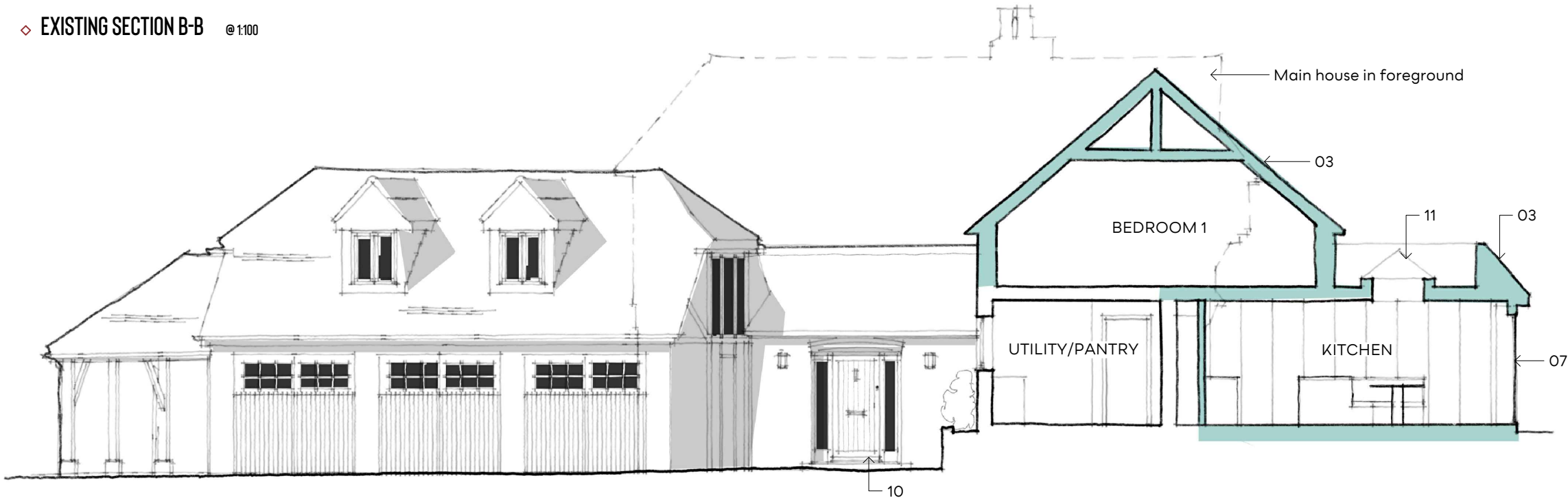
- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-200
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)

EXISTING AND PROPOSED SECTION A-A



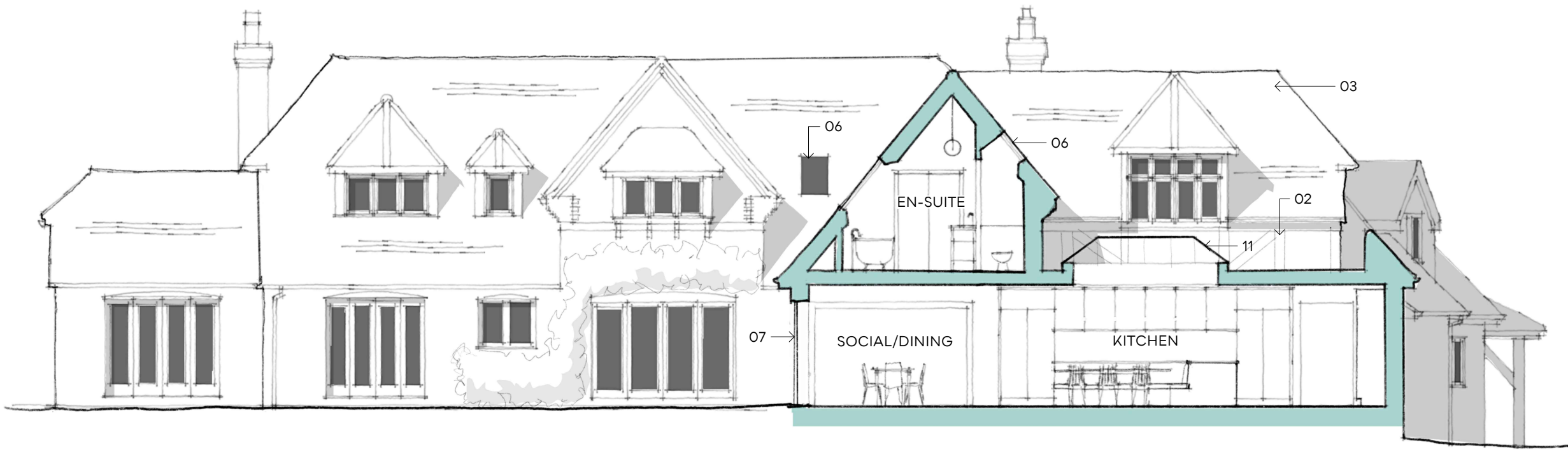
EXISTING SECTION B-B @ 1:100



PROPOSED SECTION B-B @ 1:100

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-201
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)
					EXISTING AND PROPOSED SECTION B-B	



PROPOSED SECTION C-C @ 1:100

- 01

Facing brickwork
Imperial brick with bond and colour to match with existing
- 02

Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03

Plain clay roof tiles
Colour and profile to match existing
- 04

Timber casement windows
Treated with clear stain to match existing
- 05

Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06

Conservation rooflight
Casement and detailing to match existing
- 07

Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08

Tiled corbelling detail
Eaves detail to match existing
- 09

Plant equipment
Hidden away on blank, screened by vegetation.
- 10

Oak entrance door with sidelights
Treated with clear stain
- 11

Roof lantern
Timber framed traditional lantern

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-202
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)
					PROPOSED SECTION C-C	



EXISTING PRINCIPAL ELEVATION @ 1:100
(NORTH-EAST FACING)



PROPOSED PRINCIPAL ELEVATION @ 1:100
(NORTH-EAST FACING)

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern
- 12 Dormer
Oak framed brick infill to match existing

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P--300
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3) EXISTING AND PROPOSED PRINCIPAL ELEVATION



EXISTING PRINCIPAL ELEVATION/SECTION @ 1:100
(NORTH-EAST FACING)



PROPOSED PRINCIPAL ELEVATION/SECTION @ 1:100
(NORTH-EAST FACING)

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern
- 12 Dormer
Oak framed brick infill to match existing

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P--301
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)
					EXISTING AND PROPOSED PRINCIPAL ELEVATION/SECTION	



EXISTING SIDE ELEVATION - 1 OF 2 @ 1:100
(NORTH-WEST FACING)



PROPOSED SIDE ELEVATION - 1 OF 2 @ 1:100
(NORTH-WEST FACING)

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern
- 12 Dormer
Oak framed brick infill to match existing

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P--302
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100 (@A3)	EXISTING AND PROPOSED SIDE ELEVATIONS



EXISTING REAR ELEVATION
(SOUTH-WEST FACING)

@ 1:100

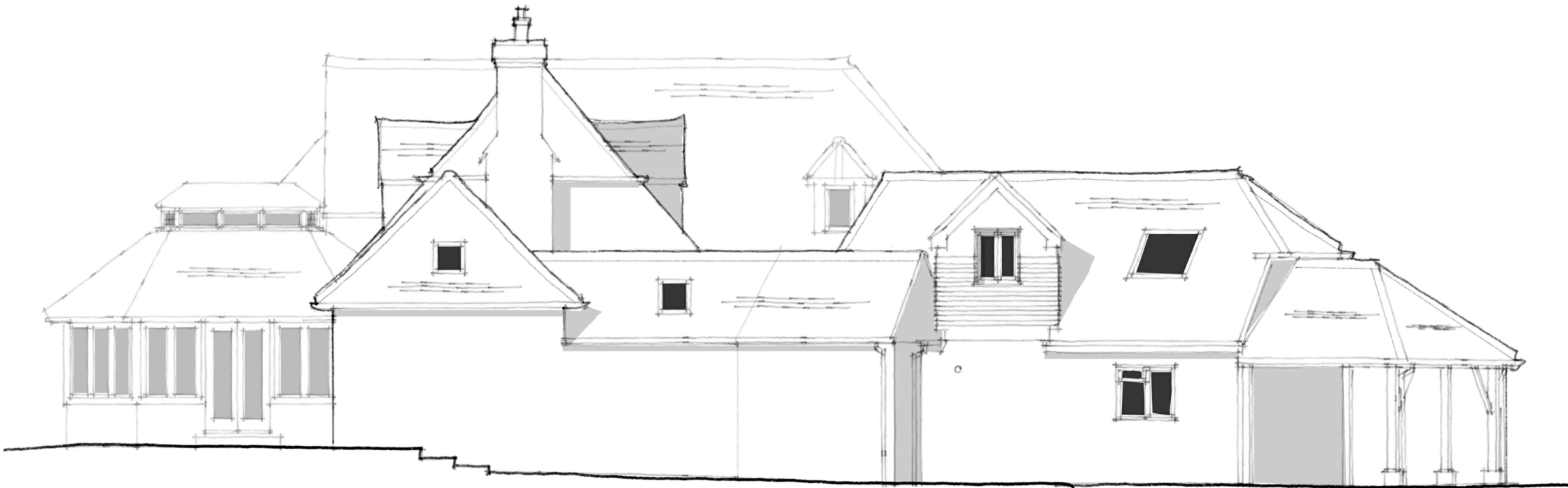


PROPOSED REAR ELEVATION
(SOUTH-WEST FACING)

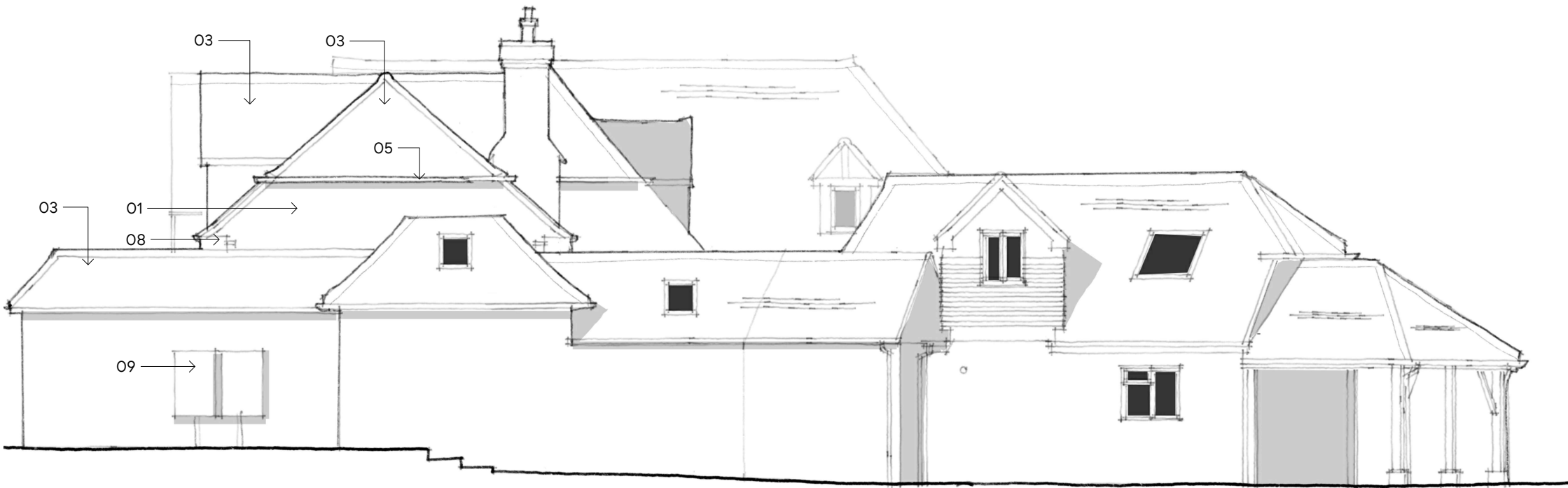
@ 1:100

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern
- 12 Dormer
Oak framed brick infill to match existing

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P--303
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3) EXISTING AND PROPOSED REAR ELEVATIONS



EXISTING SIDE ELEVATION -2 OF 2 @ 1:100
(SOUTH-EAST FACING)



PROPOSED SIDE ELEVATION -2 OF 2 @ 1:100
(SOUTH-EAST FACING)

- 01 Facing brickwork
Imperial brick with bond and colour to match with existing
- 02 Oak framing with brick infill
Size and detailing to match existing, using aged oak
- 03 Plain clay roof tiles
Colour and profile to match existing
- 04 Timber casement windows
Treated with clear stain to match existing
- 05 Aluminium rainwater goods
Polyester powder coated in black to match existing
- 06 Conservation rooflight
Casement and detailing to match existing
- 07 Aluminium patio doors
Polyester powder coated dark grey with small sightlines
- 08 Tiled corbelling detail
Eaves detail to match existing
- 09 Plant equipment
Hidden away on blank, screened by vegetation.
- 10 Oak entrance door with sidelights
Treated with clear stain
- 11 Roof lantern
Timber framed traditional lantern
- 12 Dormer
Oak framed brick infill to match existing

Rev.	Date	Description	Author	NOTES	DECEMBER '24	24-G-P-304
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)
					EXISTING AND PROPOSED SIDE ELEVATIONS -2 OF 2	