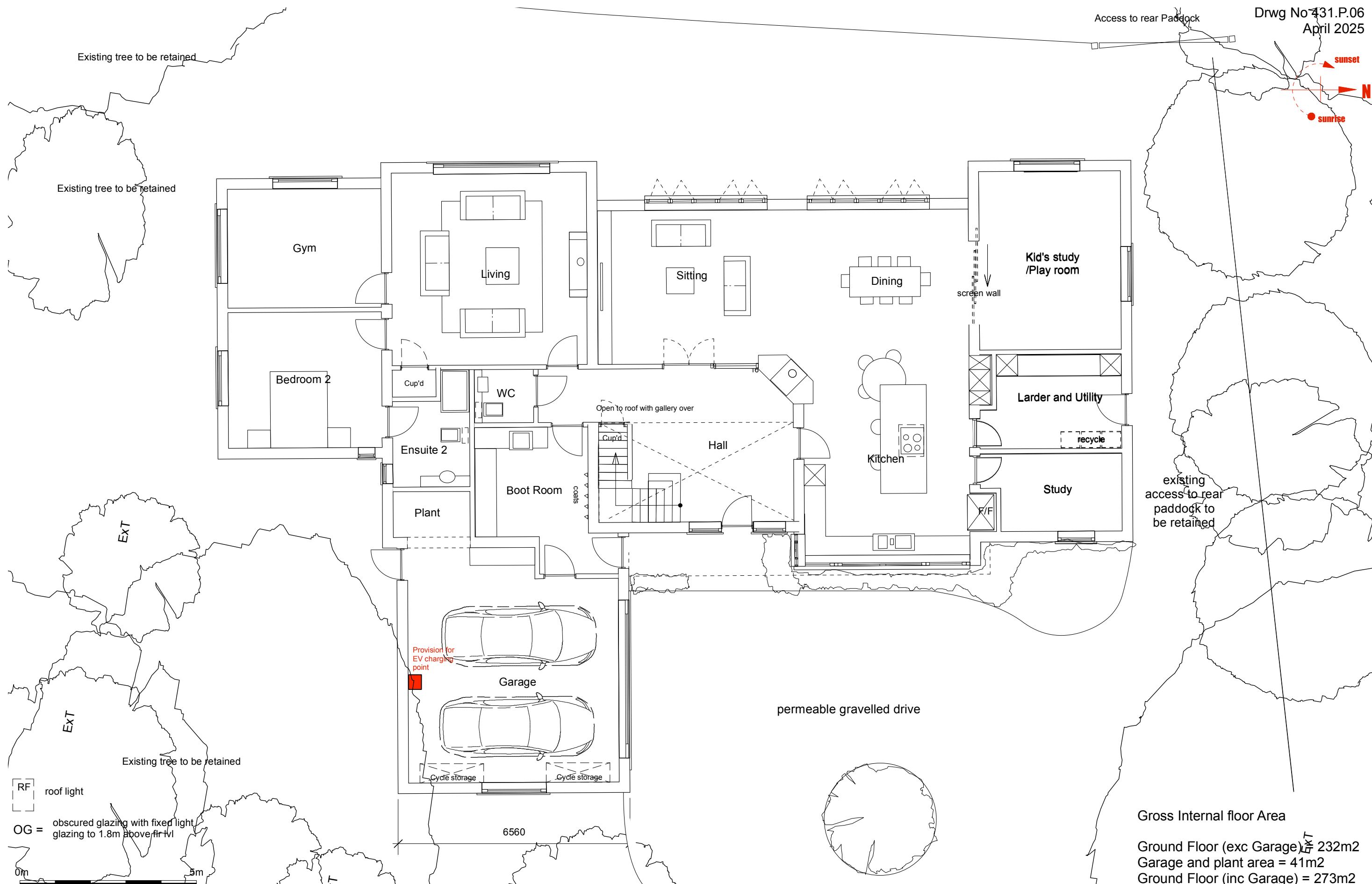


GROUND FLOOR PLAN 1.100 @ A3

Drwg No 431.P.06

April 2025



Gross Internal floor Area

Ground Floor (exc Garage) ^{LT} 232m²

Garage and plant area = 41m²

Ground Floor (inc Garage) = 273m²

REPLACEMENT DWELLING at No 121 NASH GROVE LANE
Wokingham
BERKSHIRE RG40 4HG

OPUS Architecture and Design

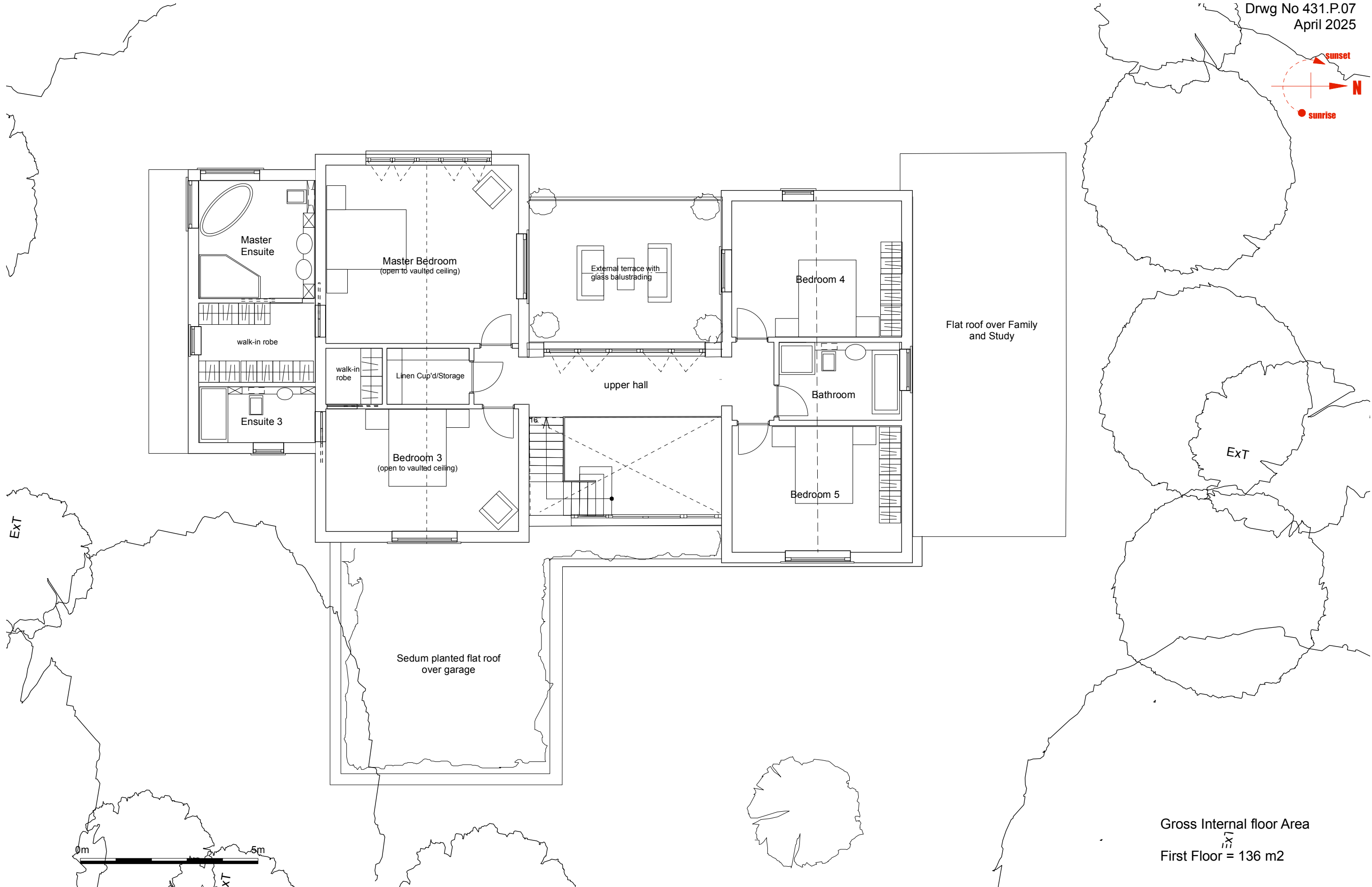
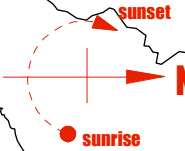
15A Crabtree Close

Plymouth

PI3.6EI

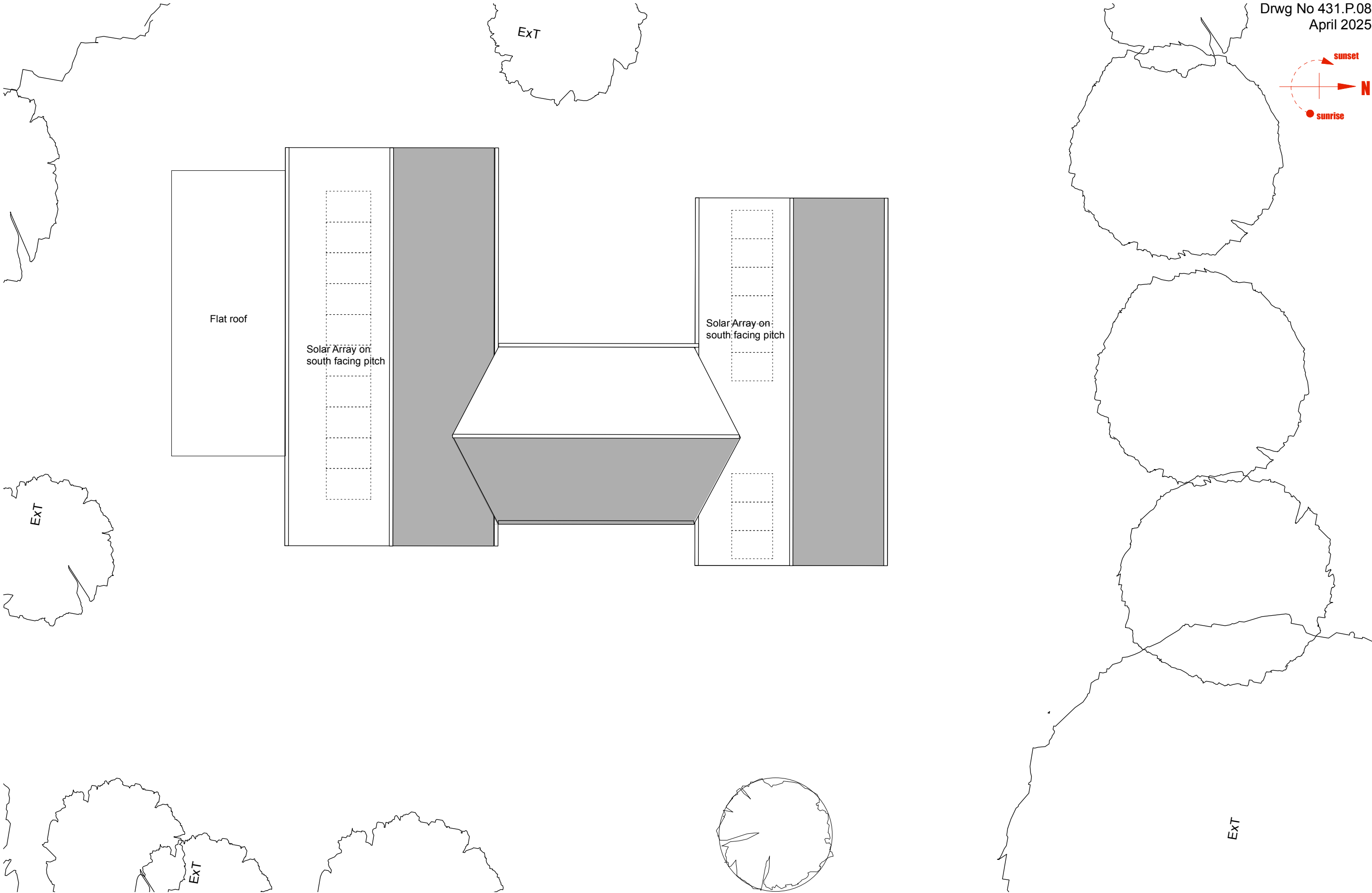
Tel 07595 218458





Gross Internal floor Area
First Floor = 136 m2





Proposed Materials

Roof
Roof areas finished with Sedum planted areas, raised seam zinc clad pitched roofs or EDMP rubberised flat roofing system concealed behind raised parapet dependant upon areas with pvcu downpipes and hoppers.

Walls
Clay facing brick work with decorative feature panels raised relief and vertical timber panelling

Windows and Doors
Double glazed aluminium windows and doors.

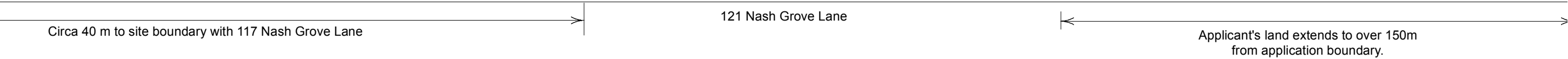


Proposed Materials

Roof
 Roof areas finished with Sedum planted areas, raised seam zinc clad pitched roofs or EDMP rubberised flat roofing system concealed behind raised parapet dependant upon areas with pvcu downpipes and hoppers.

Walls
 Clay facing brick work with decorative feature panels raised relief and vertical timber panelling

Windows and Doors
 Double glazed aluminium windows and doors.



RF = roof light
 OG = obscured glazing with fixed light glazing to 1.8m above fir lvl
 0m 5m

Proposed Materials

Roof
Roof areas finished with Sedum planted areas, raised seam zinc clad pitched roofs or EDMP rubberised flat roofing system concealed behind raised parapet dependant upon areas with pvcu downpipes and hoppers.

Walls
Clay facing brick work with decorative feature panels raised relief and vertical timber panelling

Windows and Doors
Double glazed aluminium windows and doors.



RF roof light

OG = obscured glazing with fixed light glazing to 1.8m above flr lvl

0m 5m

Proposed Materials

Roof
Roof areas finished with Sedum planted areas, raised seam zinc clad pitched roofs or EDMP rubberised flat roofing system concealed behind raised parapet dependant upon areas with pvcu downpipes and hoppers.

Walls
Clay facing brick work with decorative feature panels raised relief and vertical timber panelling

Windows and Doors
Double glazed aluminium windows and doors.

Drwg No 431.P.11.A
April 2025

Rev A: 27.5.25. Window to Bedroom 2 indicated



121 Nash Grove Lane

RF roof light

OG = obscured glazing with fixed light
glazing to 1.8m above flr lvl

0m 5m



REPLACEMENT DWELLING at No 121 NASH GROVE LANE
Wokingham
BERKSHIRE RG40 4HG

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