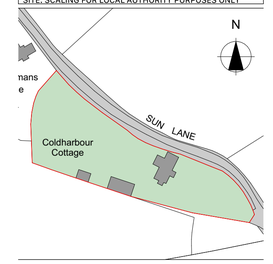
© GRKA 2026
NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE. SCALING FOR LOCAL AUTHORITY PURPOSES ONLY

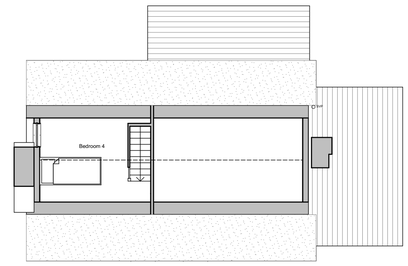
1:100 scale
0 1m 2m 3m 5m 10m

1:50 scale
0 1m 2m 3m 5m

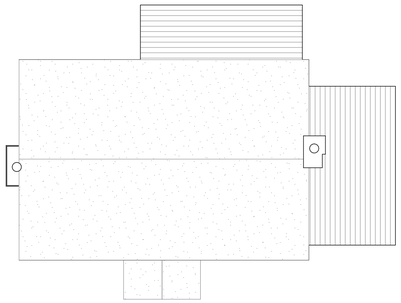


Location Plan

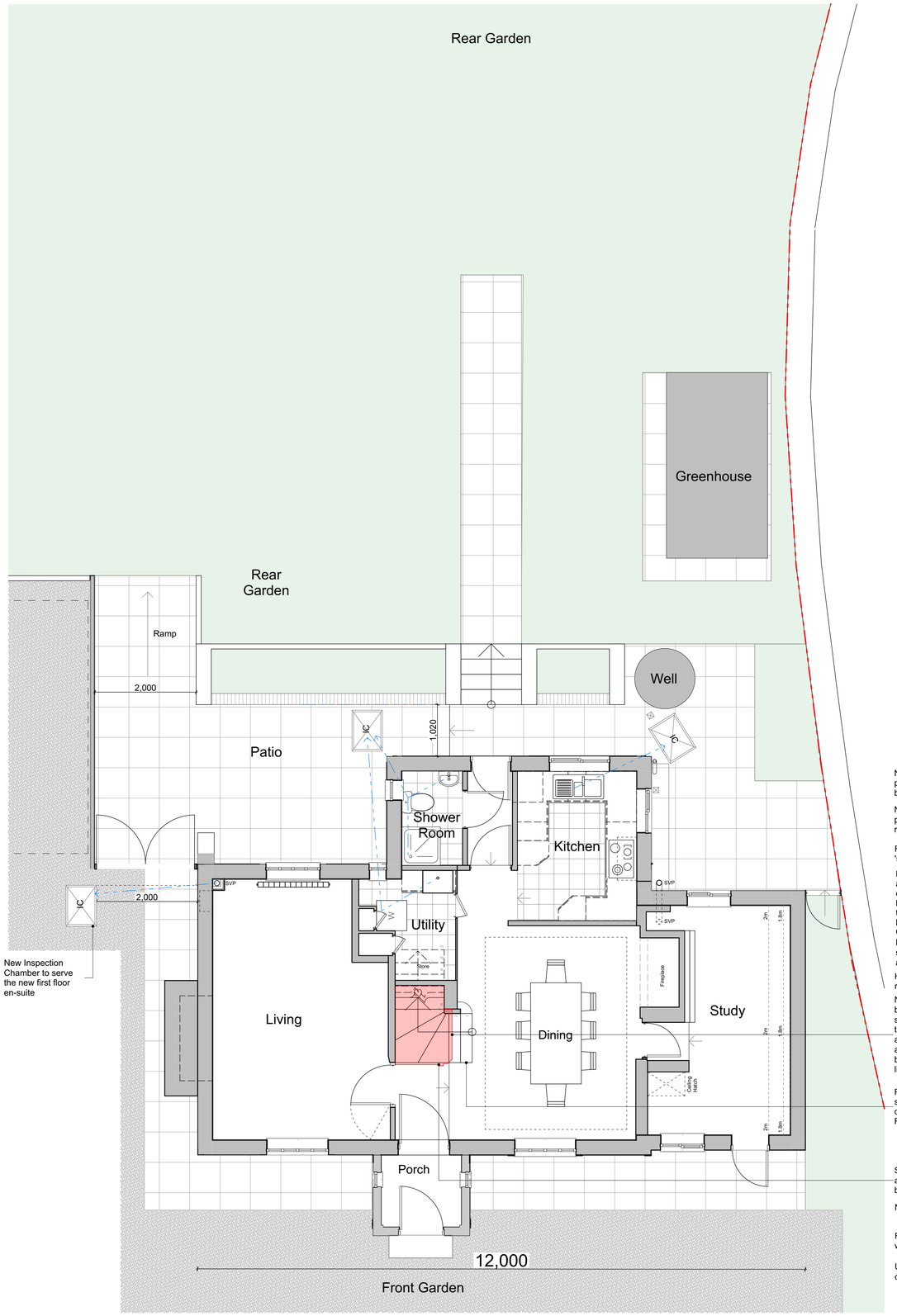
Ordnance Survey © Crown Copyright and database rights 2026. OS AC0000813445



Loft Room 1:100



Proposed Roof Plan 1:100



New Inspection Chamber to serve the new first floor en-suite

Proposed Ground Floor Plan 1:50

Non-original stud partitions and doors to be demolished.

Non-original stud partitions (marked in red) to be demolished.

For floor works, refer to the 'schedule of works'.

New extract terminal to en-suite, approx. 150mm flush grille, colour to match infill render, located within infill panel clear of timber frame. Final position to be agreed with the Conservation Officer.
New SVP to serve the new en-suite, terminating in an accessible AAV within boxing

Heated towel rail to replace radiator.

Non-original staircase to be demolished. The staircase was installed in the 1970s. The original access to the FF was via a ladder/platform in the back-left corner of the living room.

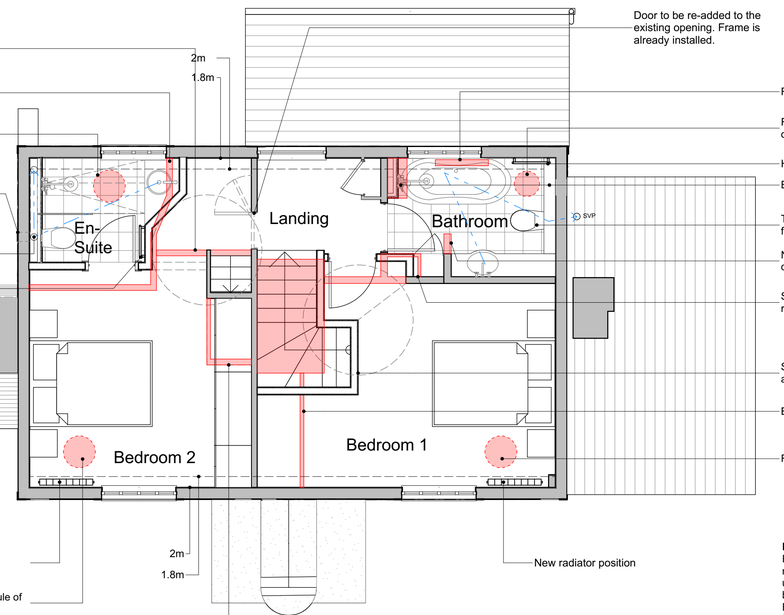
Replacement of existing staircase to a new that complies with Building Regulations.

Staircase balustrade, post and beam above balustrade to be removed.

New radiator position

For floor works, refer to the 'schedule of works'.

Under-staircase built in joinery to be demolished.



Door to be re-added to the existing opening. Frame is already installed.

Radiator to be removed

For floor works, refer to the 'schedule of works'.

Heated towel rail to replace radiator.

Boxings to be upgraded.

Toilet cistern to be moved further down.

Non-original stud partition to be partially demolished.

Services boxing to be moved further to the right.

Stairwell opening to be adjusted to accommodate new compliant staircase.

Built in storage to be removed.

For floor works, refer to the 'schedule of works'.

New radiator position

Proposed First Floor Plan 1:50

FLOOR WORKS – GENERAL
Retain & repair existing floors. Lift & re-lay boards; renew only decayed/ unserviceable
boards like-for-like to match existing. Existing joists retained in situ – no historic timber
cut, notched or reduced. Concealed decay to be recorded & agreed with Conservation
Officer before repair. Refer Heritage Statement & Schedule of Works.

KEY

Red Solid hatch indicates areas to be demolished.

PLANNING APPROVAL

Revision	Description	Date	Drawn
A	Concentration of works to the first floor only and staircase.	27.10.26	FR

Designer :

GRK Architecture
www.grka.co.uk

Project :

Coldharbour Cottage, Reading

Drawing :

Proposed Plans

Date :	Scale :	
OCT 2026	1:50, 1:100 @ A1	
Drawing No. :	Status :	Revision:
26 / 225 / 103	PLANNING	A