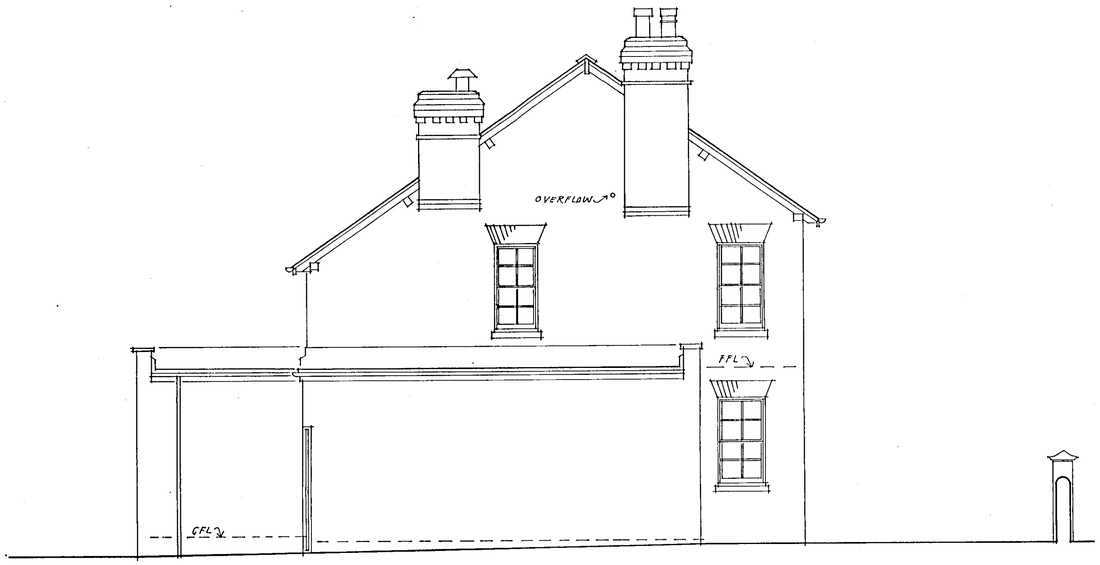
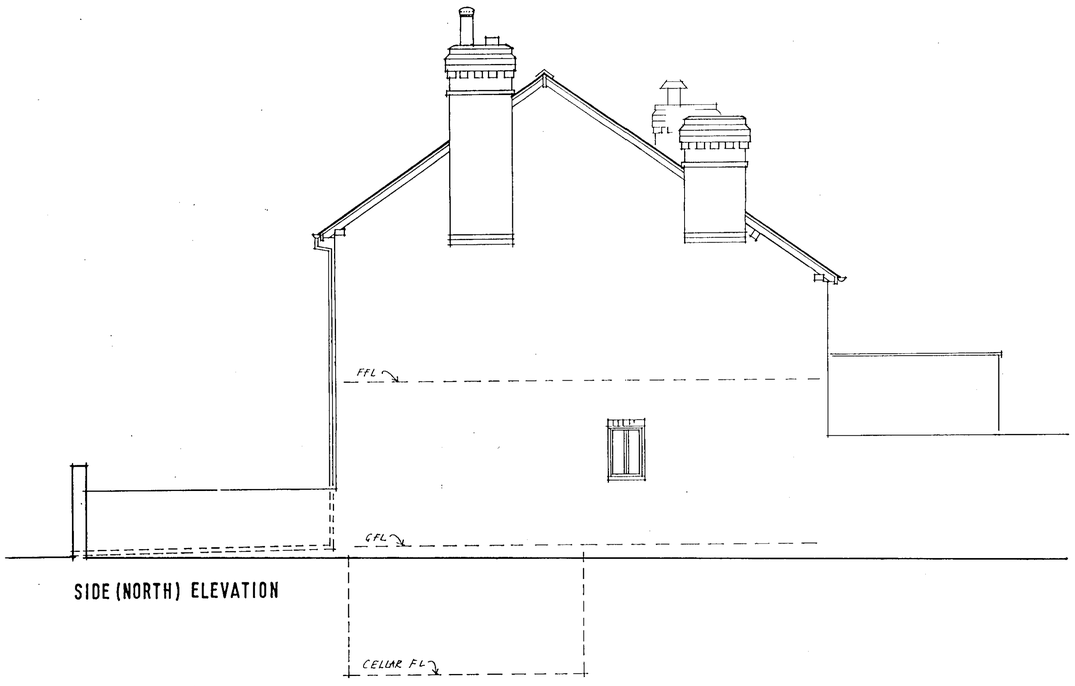
28.NOV.2000* 2521



SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: JUNE '98
Scale: 1:50
Drawn: FS

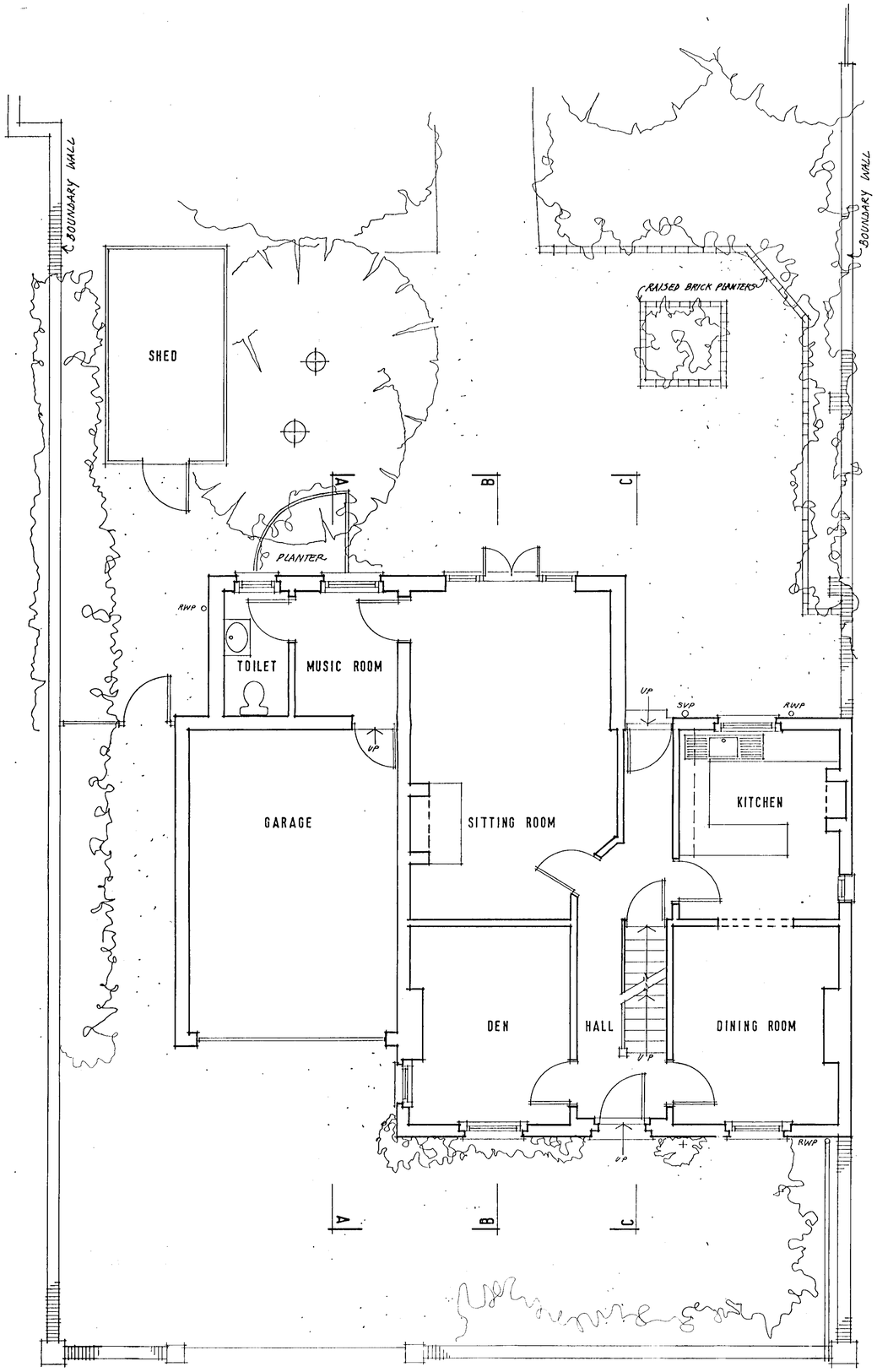
Drawing Title: SURVEY: Elevations

Project: ALTERATIONS & EXTENSION TO 25 WARGRAVE ROAD, TWYFORD

Job No: SWR

Drawing No. S5

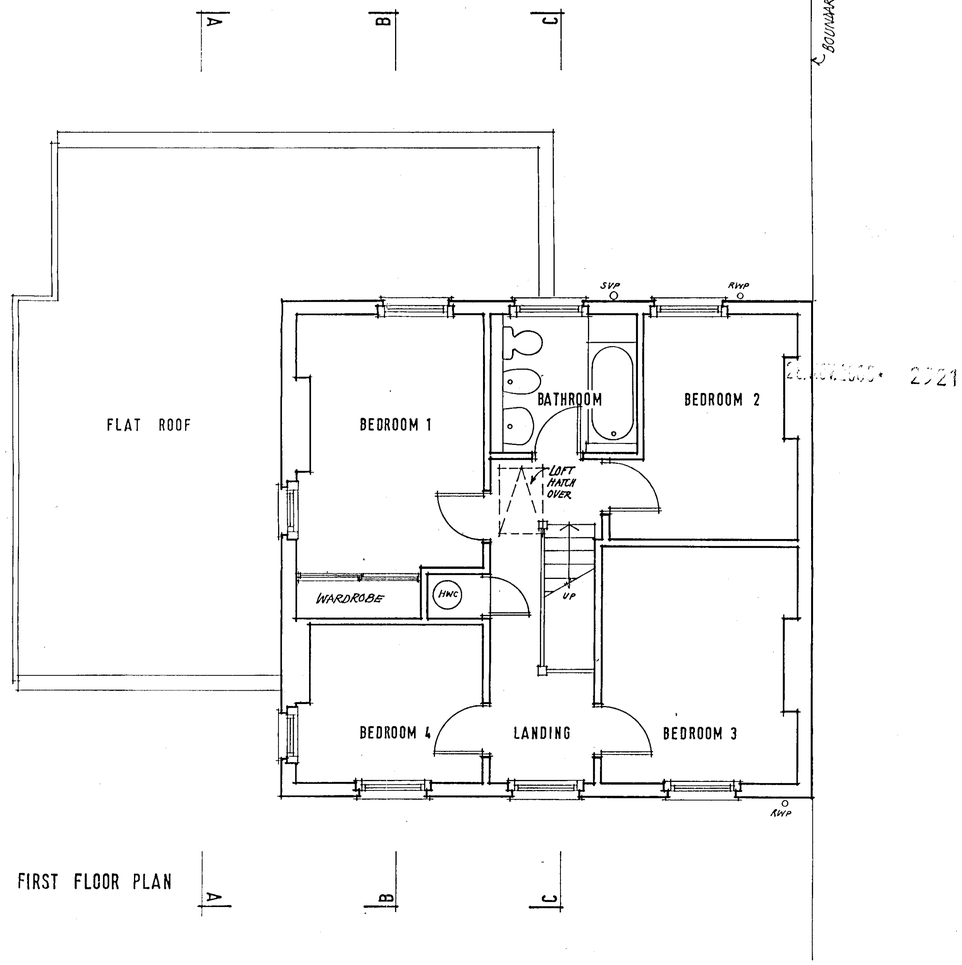
Revision:



GROUND FLOOR PLAN

REVISIONS

'A' SEPT '00 FRONT WALL RE-DRAWN AS BUILT.



FIRST FLOOR PLAN

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: MARCH '98
Scale: 1.50
Drawn: FS

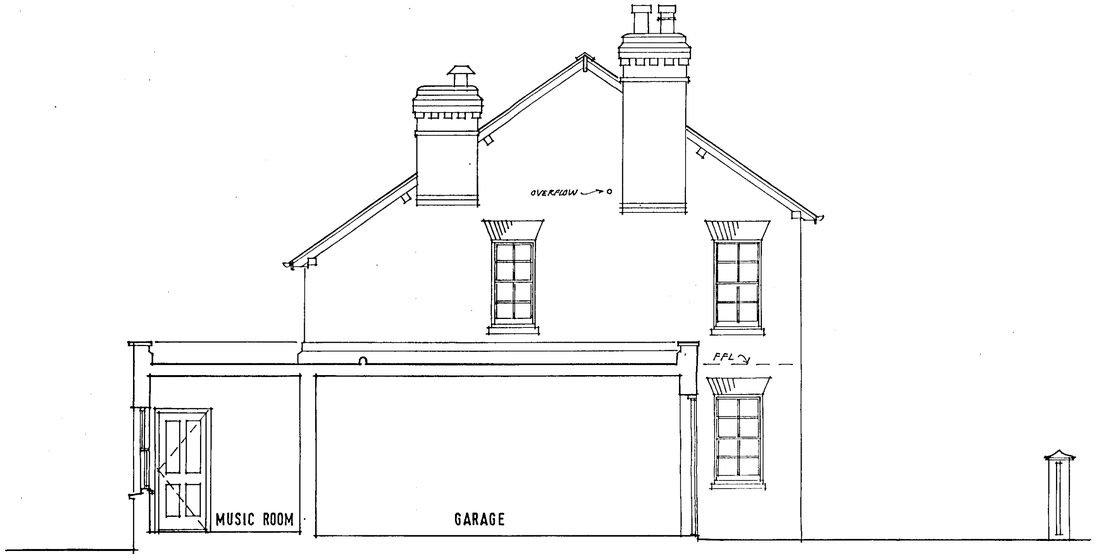
Drawing Title: SURVEY : Floor Plans

Project: ALTERATIONS & EXTENSION TO : 25 WARGRAVE ROAD, TWYFORD

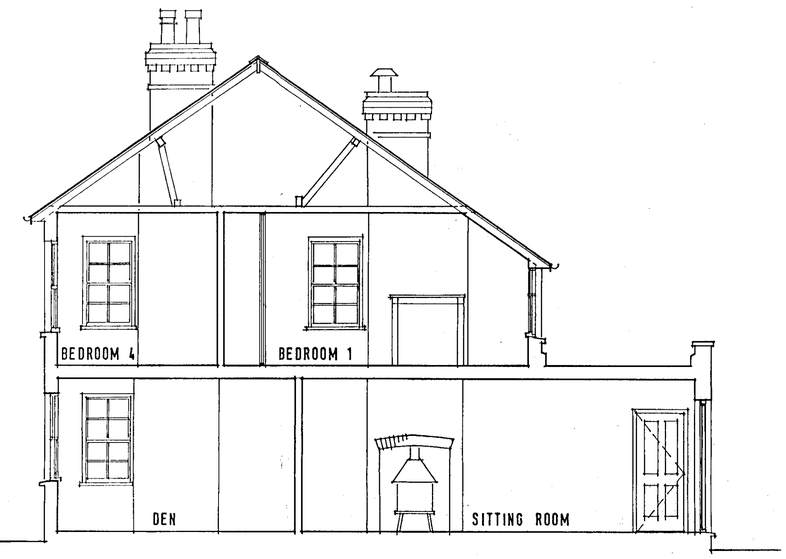
Job No. SWR

Drawing No. S 3

Revision: A



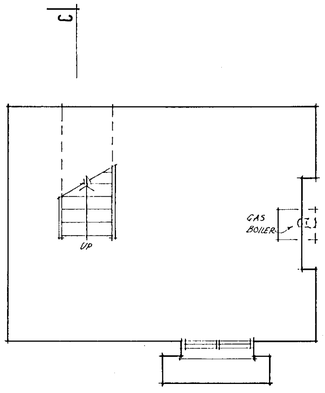
SECTION A-A



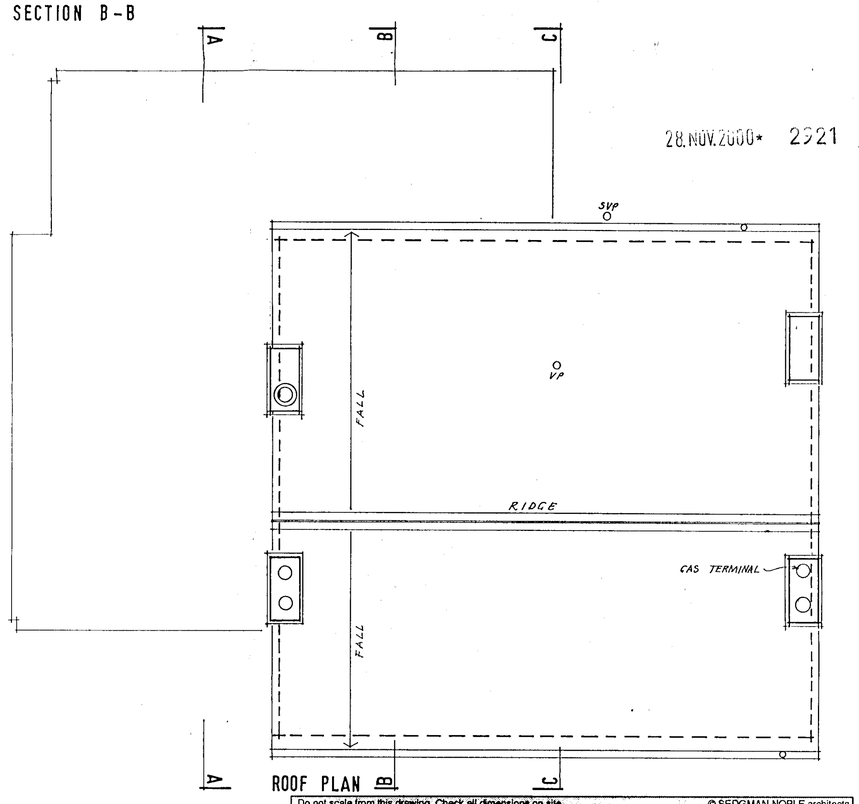
SECTION B-B



SECTION C-C



CELLAR PLAN



ROOF PLAN

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: JUNE '98
Scale: 1:50
Drawn: FS

Drawing title: SURVEY: Plans & Sections

Project: ALTERATIONS & EXTENSION TO 25 WARGRAVE ROAD, TWYFORD

Job No: SWR

Drawing No: S4

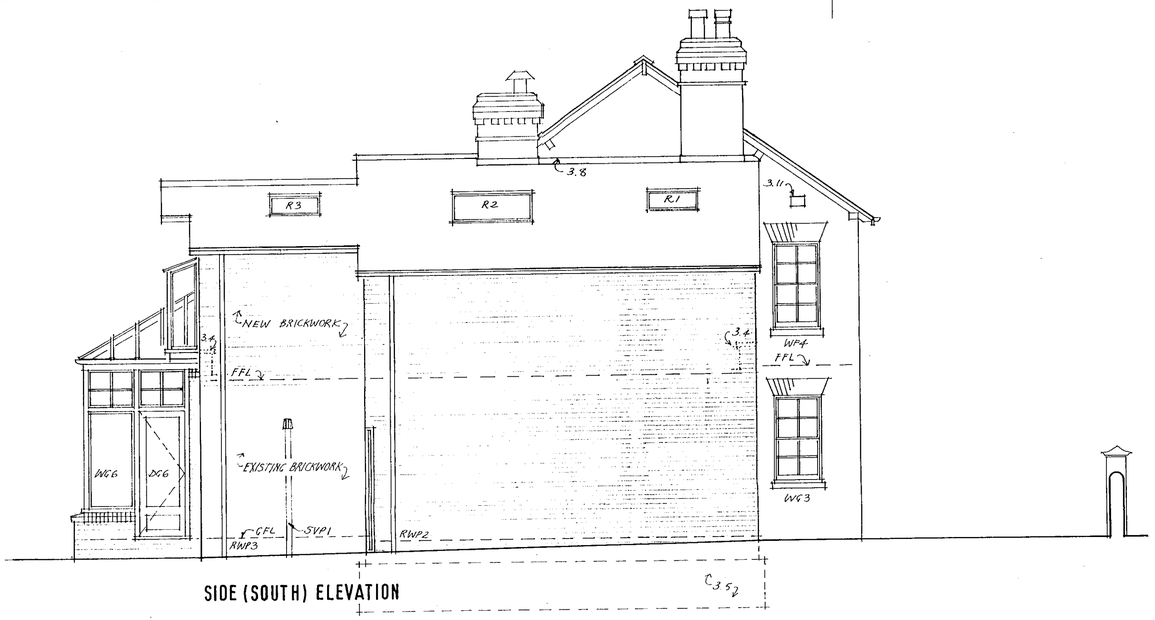
Revision:

NOTES

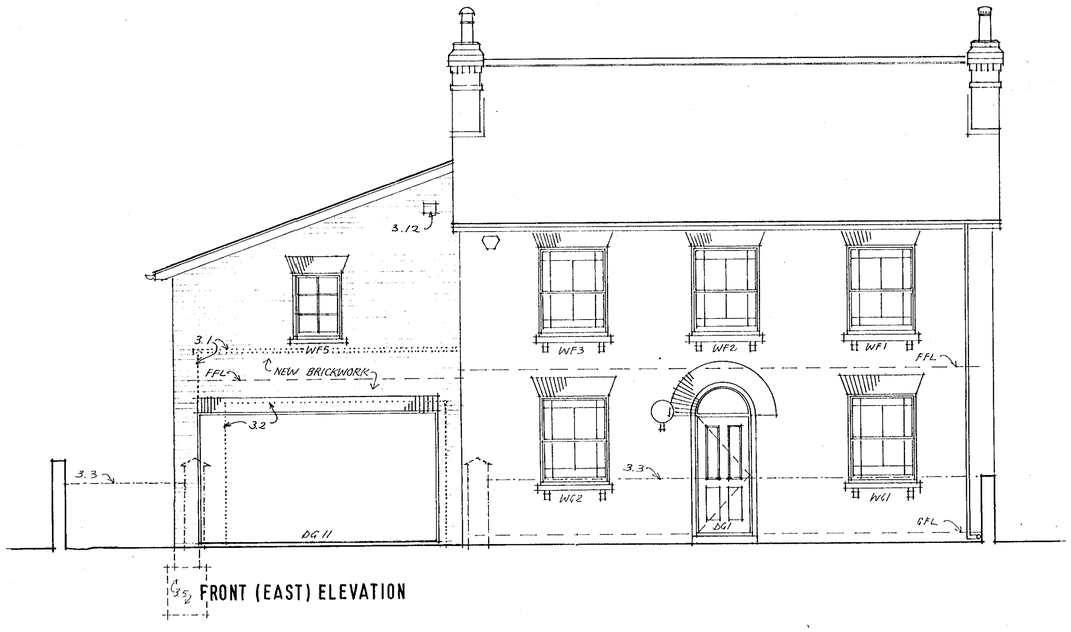
3.1 LINE OF EXISTING GARAGE (PARAPET & WALL).
3.2 LINE OF EXISTING GARAGE DOOR.
3.3 LINE OF FRONT BOUNDARY WALL.
3.4 EXISTING COPING / PARAPET REMOVED.
3.5 NEW CONCRETE TRENCH FILL FOUNDATIONS.
3.6 CONCRETE LINTEL AND BRICKWORK REMOVED - REPLACED BY STEEL LINTEL AND STRETCHER COURSE BRICKWORK.
3.7 GLAZED ROOF.
3.8 LEAD FLASHING.
3.9 LINE OF EXISTING GARDEN WALL (RE-BUILT AND RAISED).
3.10 EXISTING WINDOW BRICKED UP, STONE CILL RETAINED, BRICKWORK SET BACK 50MM FROM FACE.
3.11 BATHROOM EXTRACT FAN (CENTRAL OVER WF4)
3.12 EN SUITE BATHROOM EXTRACT FAN.
3.13 BALANCED FLUE FROM AGA.

REVISIONS

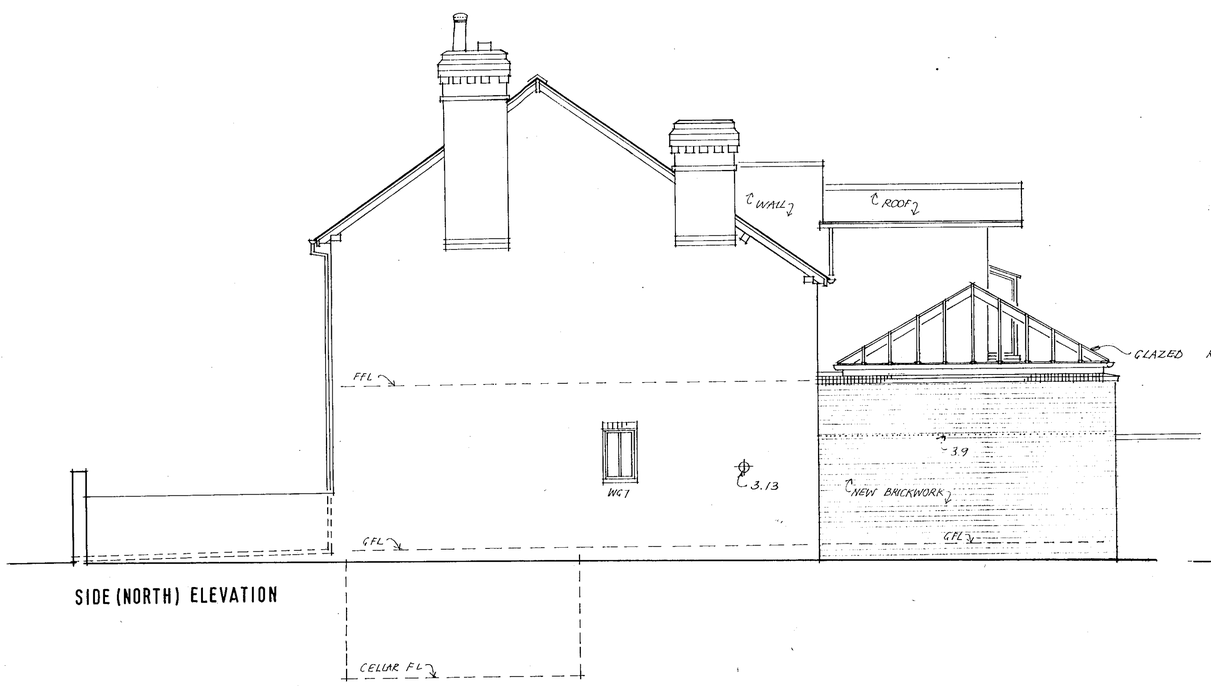
'A'	AUGUST '00	SCHEME RE-DESIGNED.
'B'	SEPT '00	LOFT CONVERSION OMITTED.
'C'	NOV '00	WF9 RETAINED AS 'BLANK WINDOW'. FENESTRATION TO KITCHEN EXTENSION REVISED.



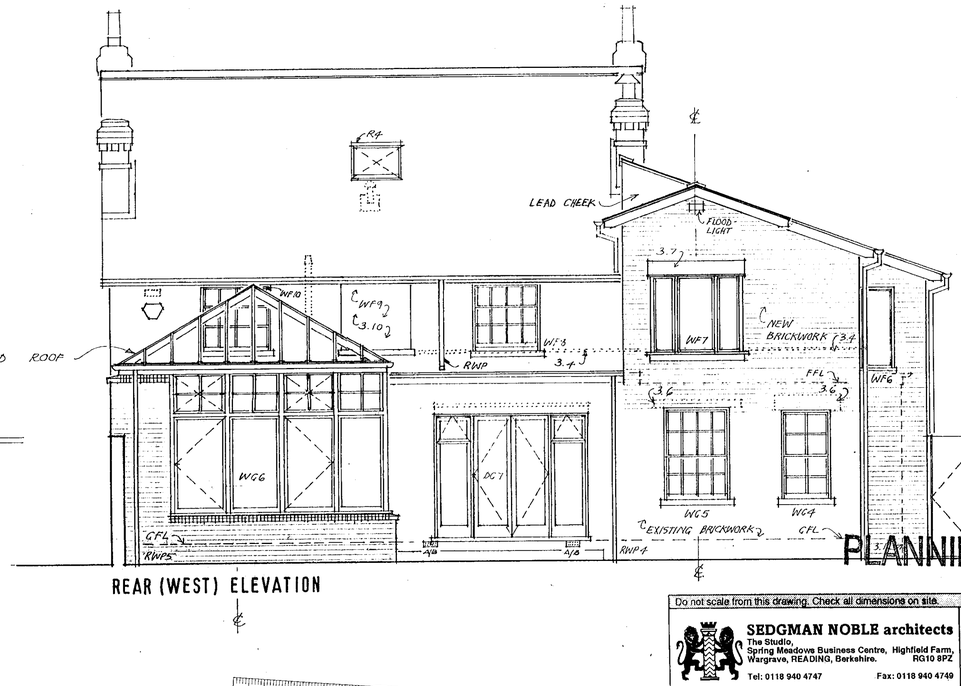
SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION

PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '99
Scale: 1:50
Drawn: FS

Drawing Title: PROPOSALS: Elevations

Project: ALTERATIONS & EXTENSION TO 25 WARGRAVE ROAD, TWYFORD

Job No: SWR

Drawing No: WD 3

Revision: C

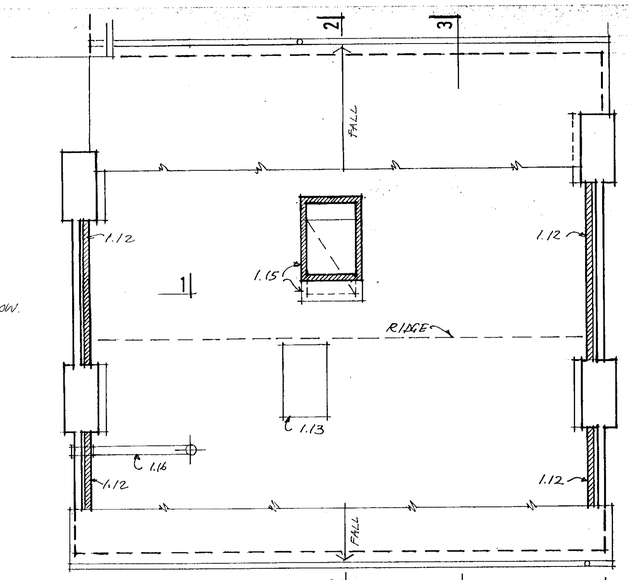
NOTES

GENERAL ~
EXISTING WALLS SHADED, NEW WALLS HATCHED, REMOVED WALLS DOTTED

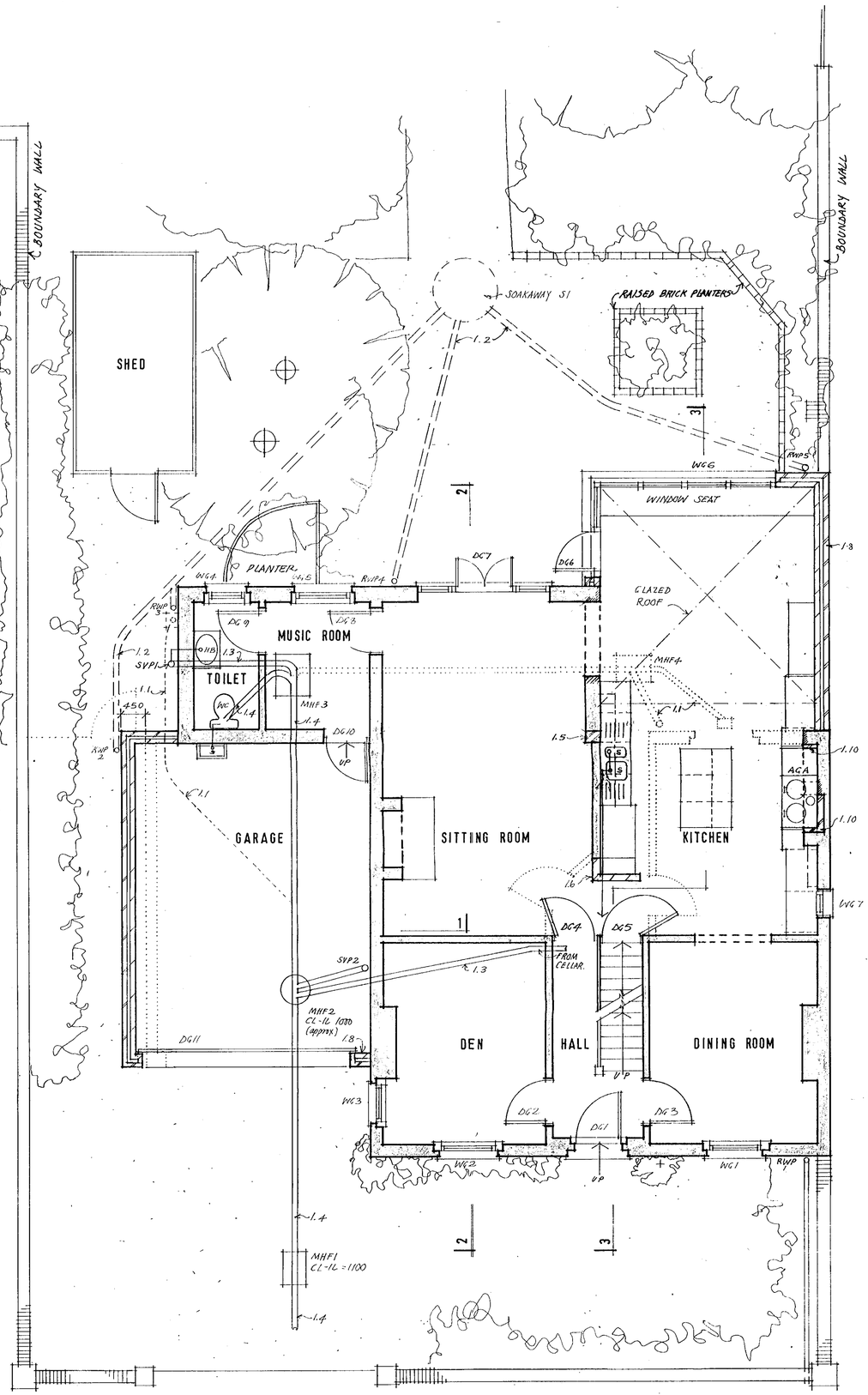
1.1 OLD DRAIN CAPPED OFF/REMOVED.
1.2 NEW 100Ø S.W. DRAIN.
1.3 NEW 100Ø FOUL DRAIN.
1.4 EXISTING 100Ø FOUL DRAIN.
1.5 EXPOSE STEEL BEAM AT FIRST FLOOR LEVEL AND ALLOW FOR INSPECTION. AGREE TEMPORARY SUPPORT WITH SI ENG, THEN RE-BUILD PIER IN 215 X 215 ENGINEERING BRICKWORK BUILT OFF EXTG. BRICK FOOTINGS.
1.6 NEW CONCRETE BLOCK WALL BUILT OFF SLAB.
1.7 NEW STUD WALL.
1.8 NEW CAVITY WALL BUILT OFF SLAB.
1.9 NEW CAVITY WALL BUILT OFF 235 SOLID BRICK WALL BELOW.
1.10 NEW BRICK WALL BUILT OFF SLAB.
1.11 NEW 100 CONCRETE BLOCK WALL BUILT OFF WALL BELOW.
1.12 NEW 100 LIGHTWEIGHT CONCRETE BLOCKWORK.
1.13 NEW LOFT HATCH.
1.14 NEW ROOFLIGHT.
1.15 STUDWORK FRAMING AROUND ROOFLIGHT.
1.16 BATHROOM EXTRACT FAN.

REVISIONS

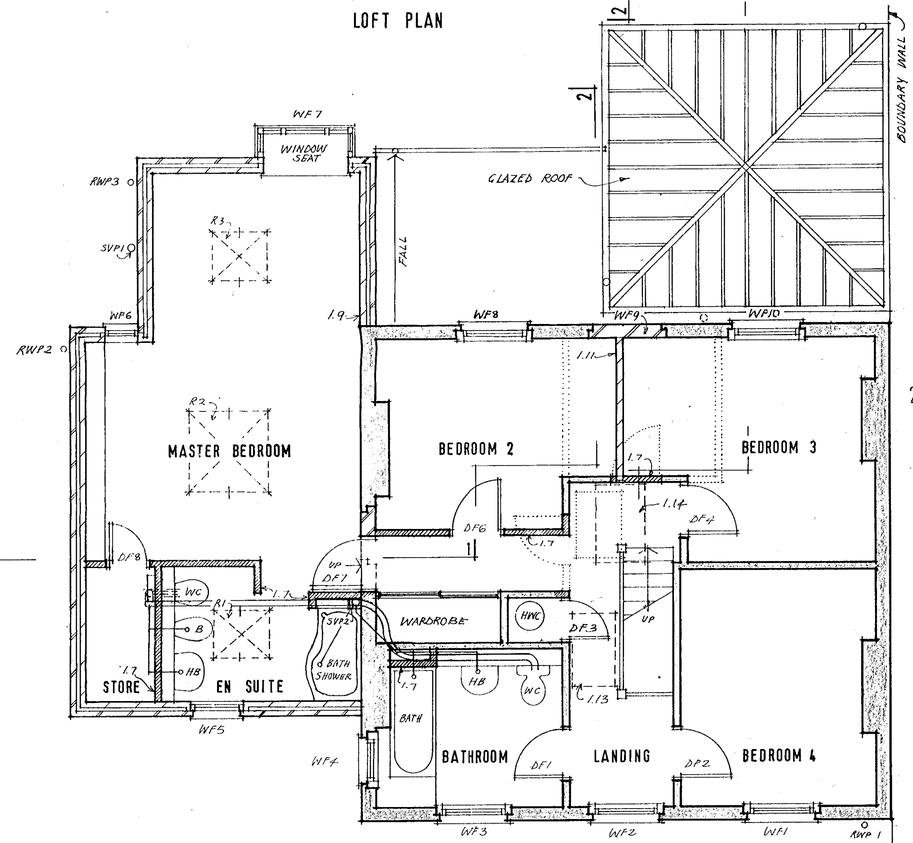
'A' AUGUST '00 SCHEME RE-DESIGNED.
'B' SEPT '00 LOFT CONVERSION OMITTED.



LOFT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

28.NOV.2000 2321

APPROVED

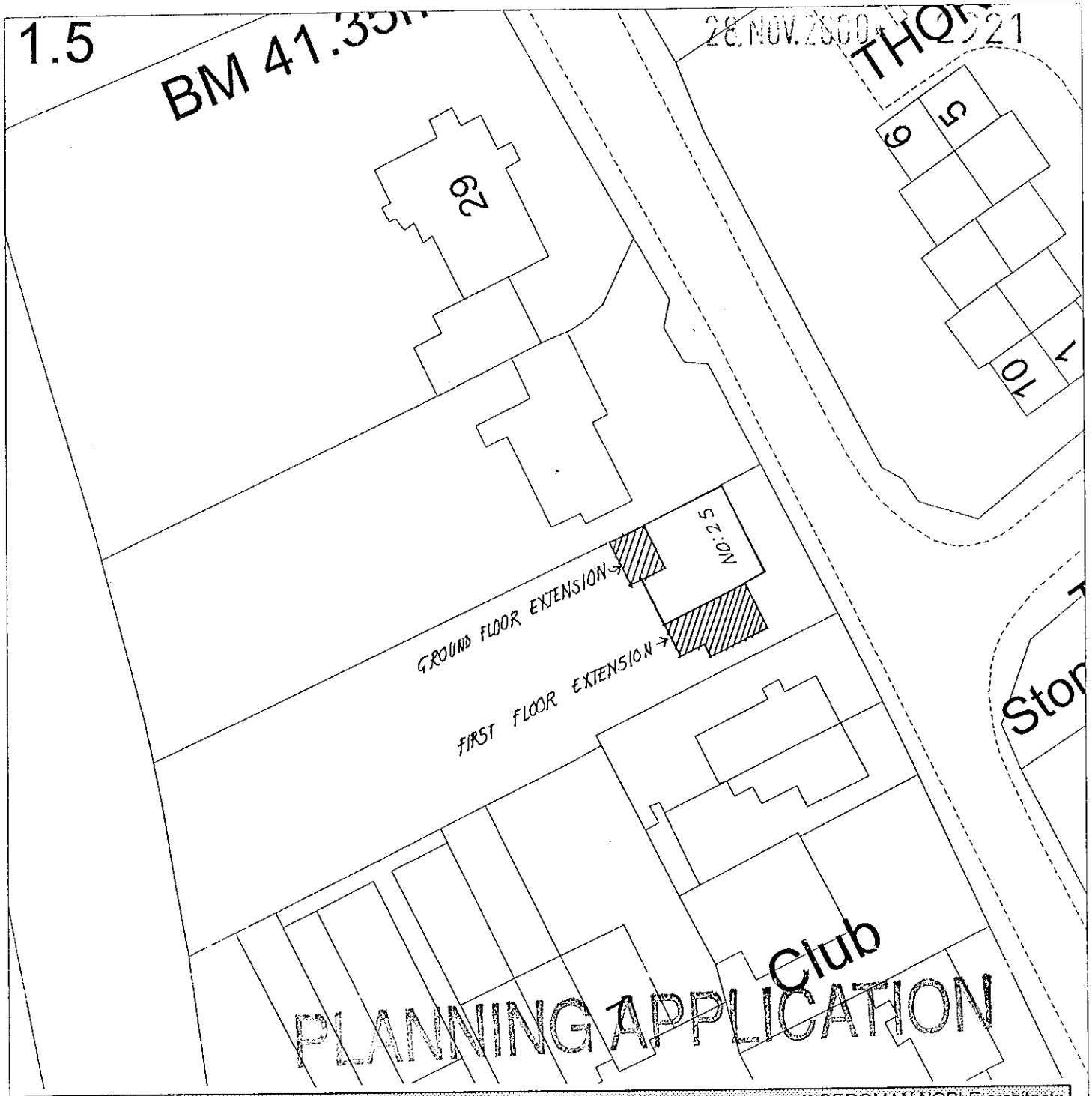
PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '99
Scale: 1:50
Drawn: FS
Drawing Title: PROPOSALS: Floor Plans
Project: ALTERATIONS & EXTENSION TO 25 WARGRAVE ROAD, TWYFORD.
Job No: SWR
Drawing No: WD 1
Revision: B

SD 1/2/01



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '98	Drawing Title: BLOCK PLAN
Scale: 1.500	
Drawn: FS	
Project: ALTERATIONS AND EXTENSION TO 25 WARGRAVE ROAD, TWYFORD	Job No: SWR
Drawing No: S 2	Revision:

Site Plan, Scale: 1 to 500

This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

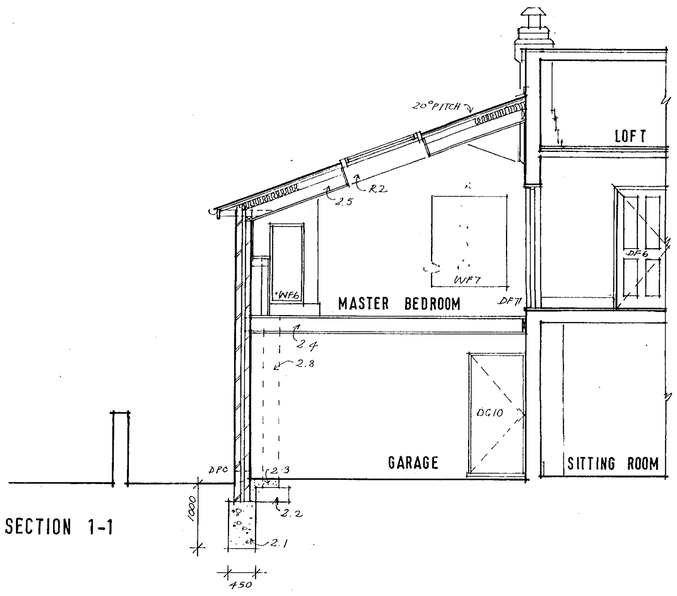
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 21 August 1998

NOTES

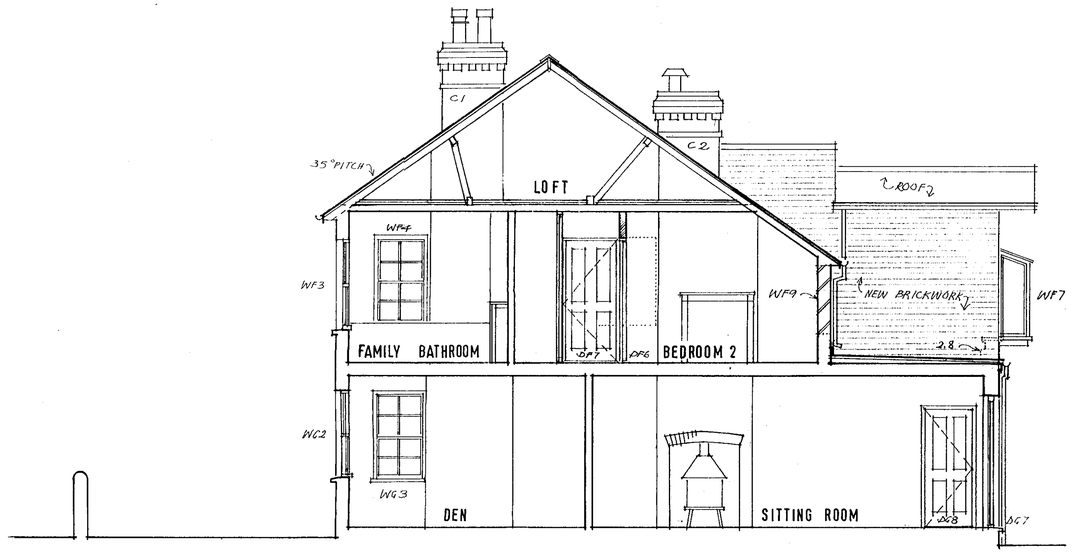
2.1 CONCRETE TRENCH FILL, GRADE ST1.
2.2 EXISTING STRIP FOUNDATION RETAINED.
2.3 CONCRETE SLAB EXTENDED.
2.4 NEW FLOOR JOISTS. 50 X 200 SC3 @ 400 CRS.
TRIMMING DETAIL AROUND FLUES SHOWN ON WD4.
2.5 50 X 200 SC3 RAFTERS @ 400 CENTRES.
2.6 2/NO. 203 X 76 RSC BOLTED M12 @ 600 CENTRES.
2.7 CONCRETE TOE EDGE DETAIL. SEE WD4 AND OTHER SECTIONS.
2.8 EXISTING WALL TAKEN DOWN.
2.9 OLD LOFT LADDER REMOVED.
2.10 NEW LOFT LADDER.

REVISIONS

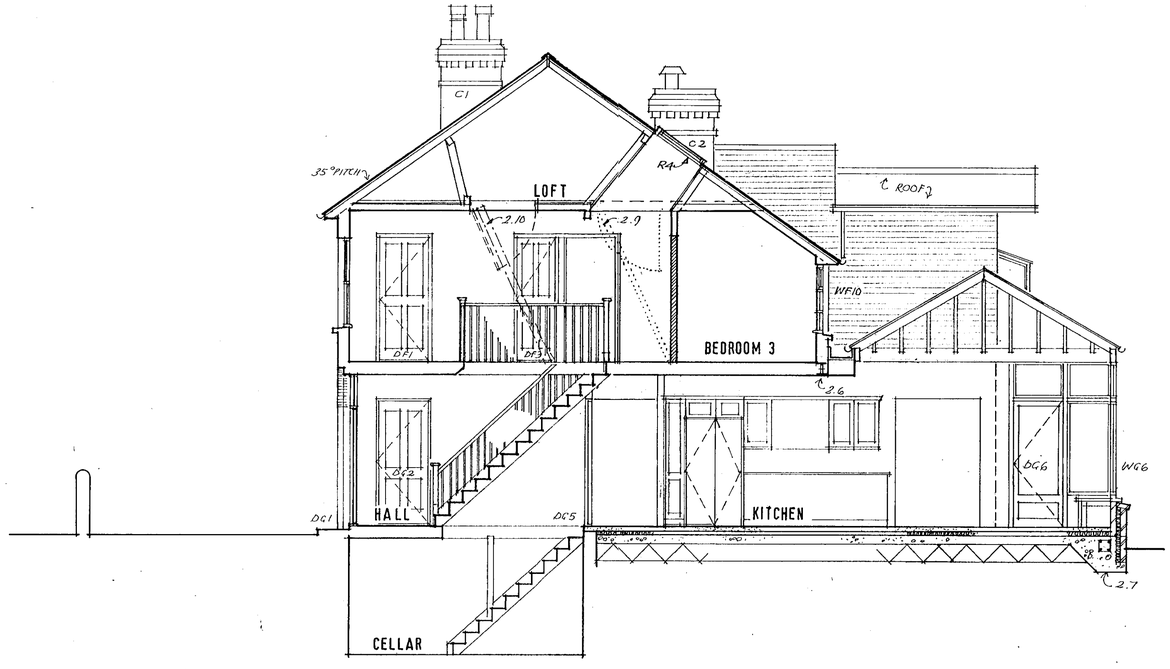
'A' AUGUST '00 SCHEME RE-DESIGNED.
'B' SEPT '00 LOFT CONVERSION OMITTED.



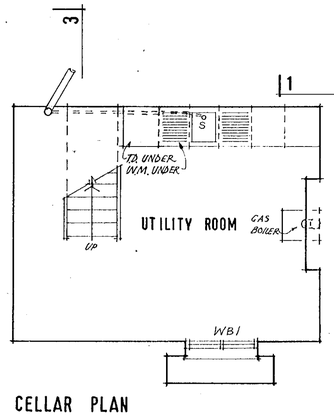
SECTION 1-1



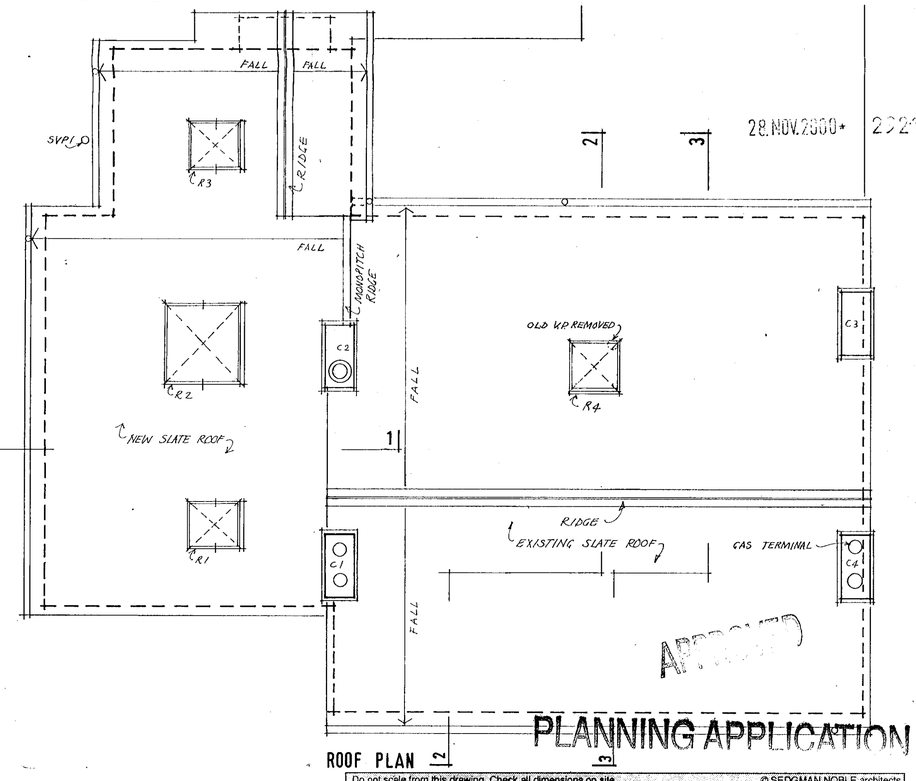
SECTION 2-2



SECTION 3-3



CELLAR PLAN



ROOF PLAN

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUGUST '99
Scale: 1:50
Drawn: FS
Job No: SWR

Drawing Title: PROPOSALS: Plans & Sections

Project: ALTERATIONS & EXTENSION TO 25 WARGRAVE ROAD, TWYFORD

Drawing No: WD2
Revision: B

ELITE REPROGRAPHICS 971814