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site boundary
 land in clients ownership

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 ARCHITECTS

Basement Studio
 263 The Vale
 London
 W3 7QA
 TEL 0208 611 2946
 TEL 01491 579 544
 E-MAIL office@tracearchitects.co.uk
 www.tracearchitects.co.uk

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SCALE@A3	As Noted	

EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

EXISTING LOCATION AND SITE PLAN

ADDRESS:
 L'ORTOLAN, CHURCH LANE
 SHINFIELD, READING, RG2 9BY

JOB No	DRAWING NUMBER
1149	P01

A3 Sheet

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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
BASEMENT AND GROUND FLOOR PLAN

ADDRESS:
L'ORTOLAN, CHURCH LANE
SHINFIELD, READING, RG2 9BY

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1149	P02
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A3 Sheet



EXISTING FIRST FLOOR PLAN 1:100

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London
W3 7QA
TEL 0208 611 2946
1A Grange Avenue
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RG9 5JP
TEL 01491 579 544

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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
FIRST FLOOR PLAN

ADDRESS:
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1149 P03

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EXISTING ROOF PLAN 1:100

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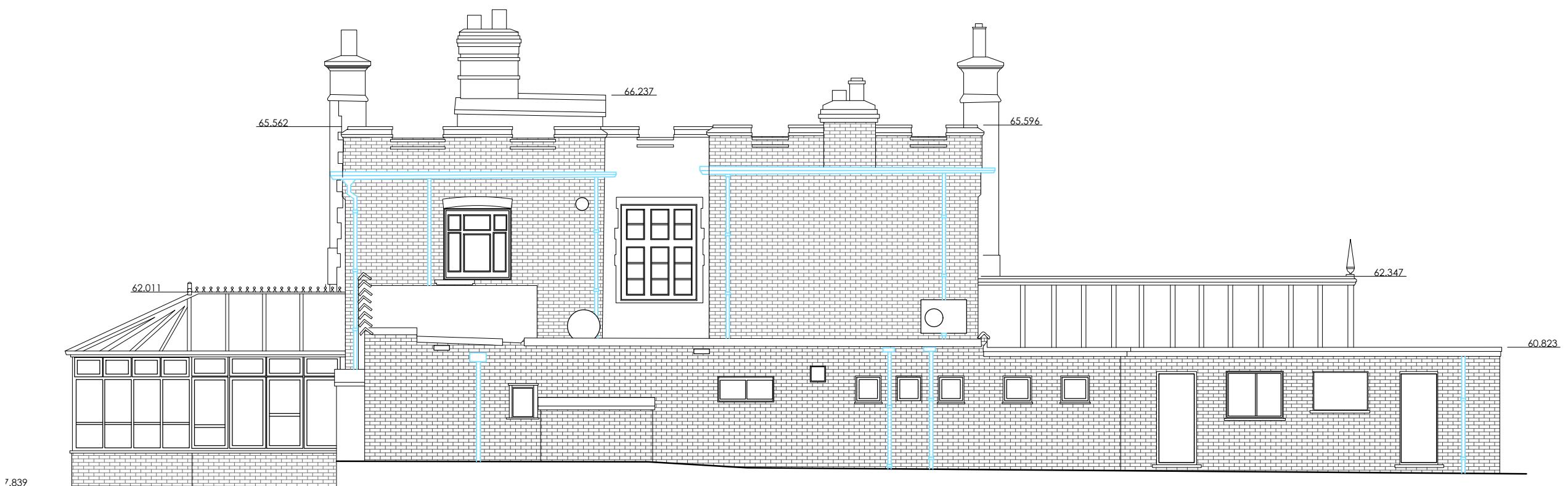
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
ROOF PLAN

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SW ELEVATION - ENTRANCE



NE ELEVATION

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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
ELEVATIONS

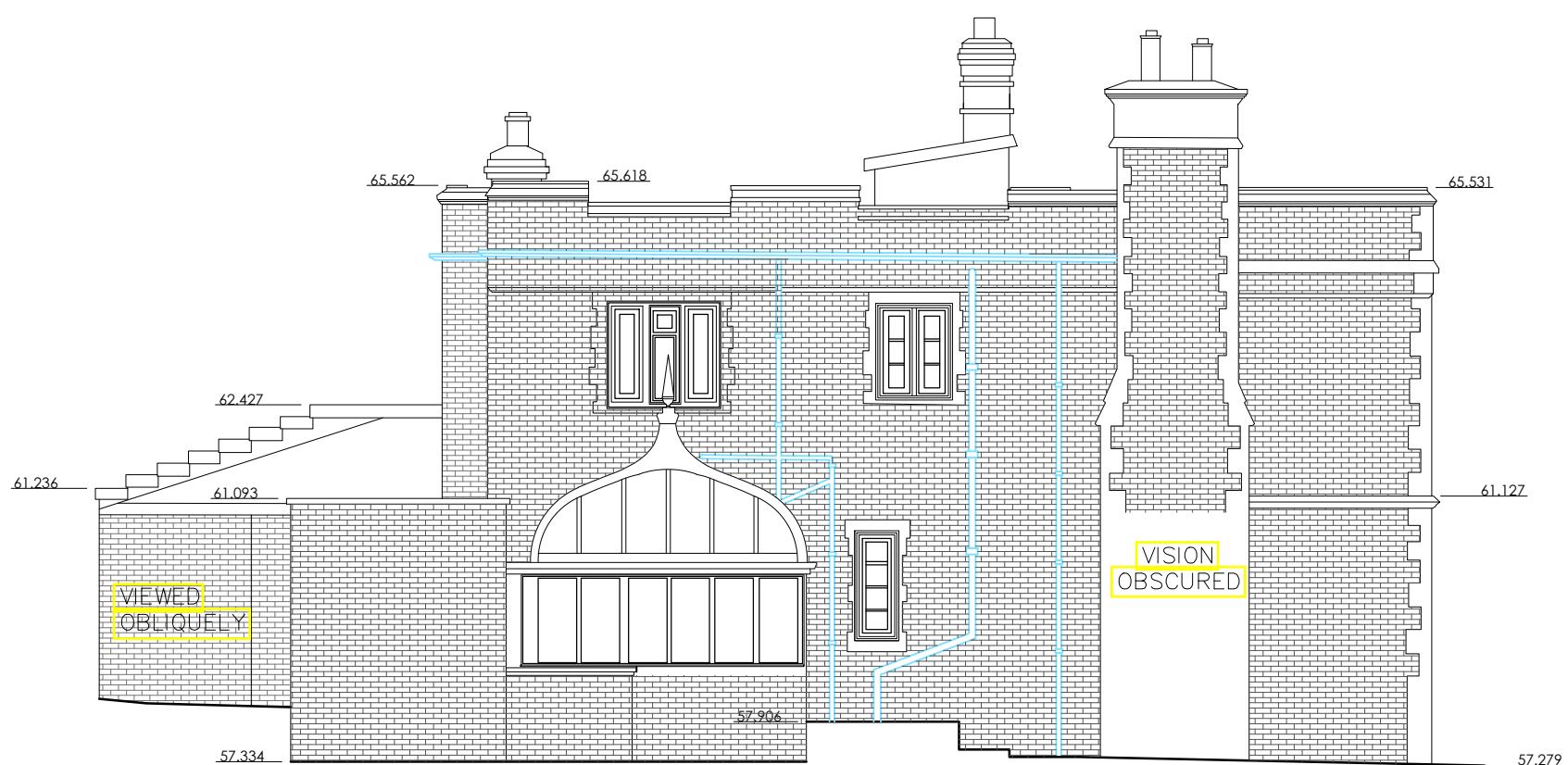
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SE ELEVATION



NW ELEVATION

0 5

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E-MAIL office@tracearchitects.co.uk
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L'ORTOLAN EXISTING
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A3 Sheet

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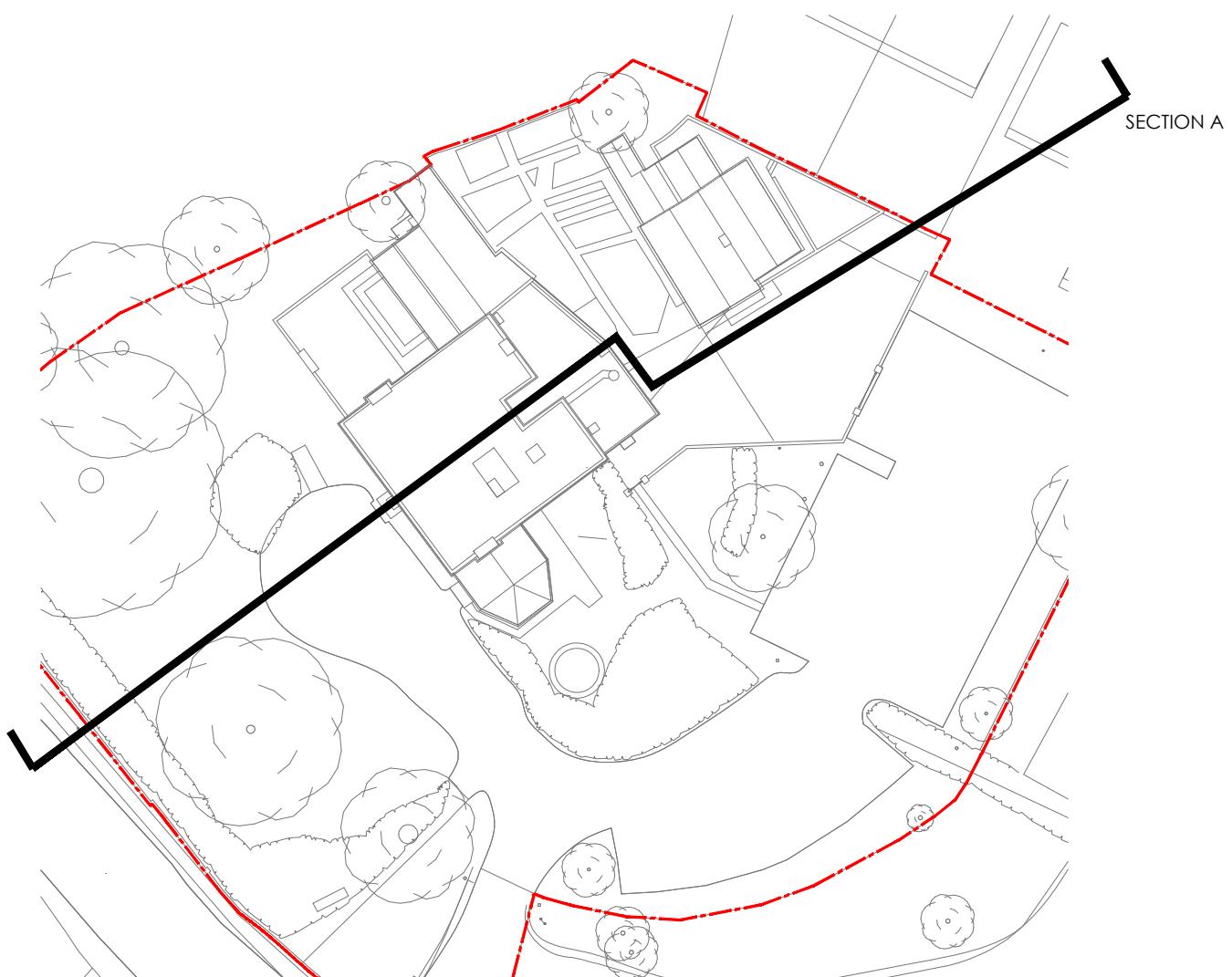
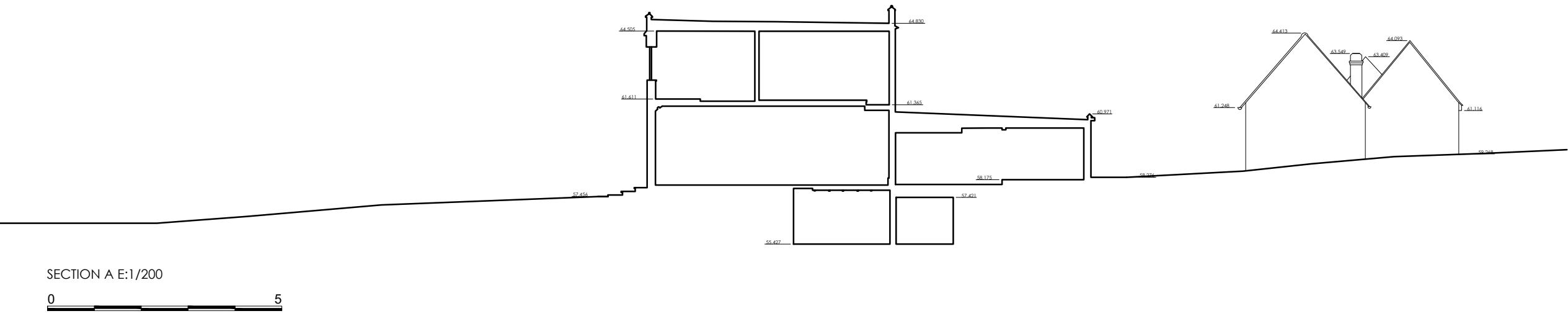
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E-MAIL office@tracearchitects.co.uk
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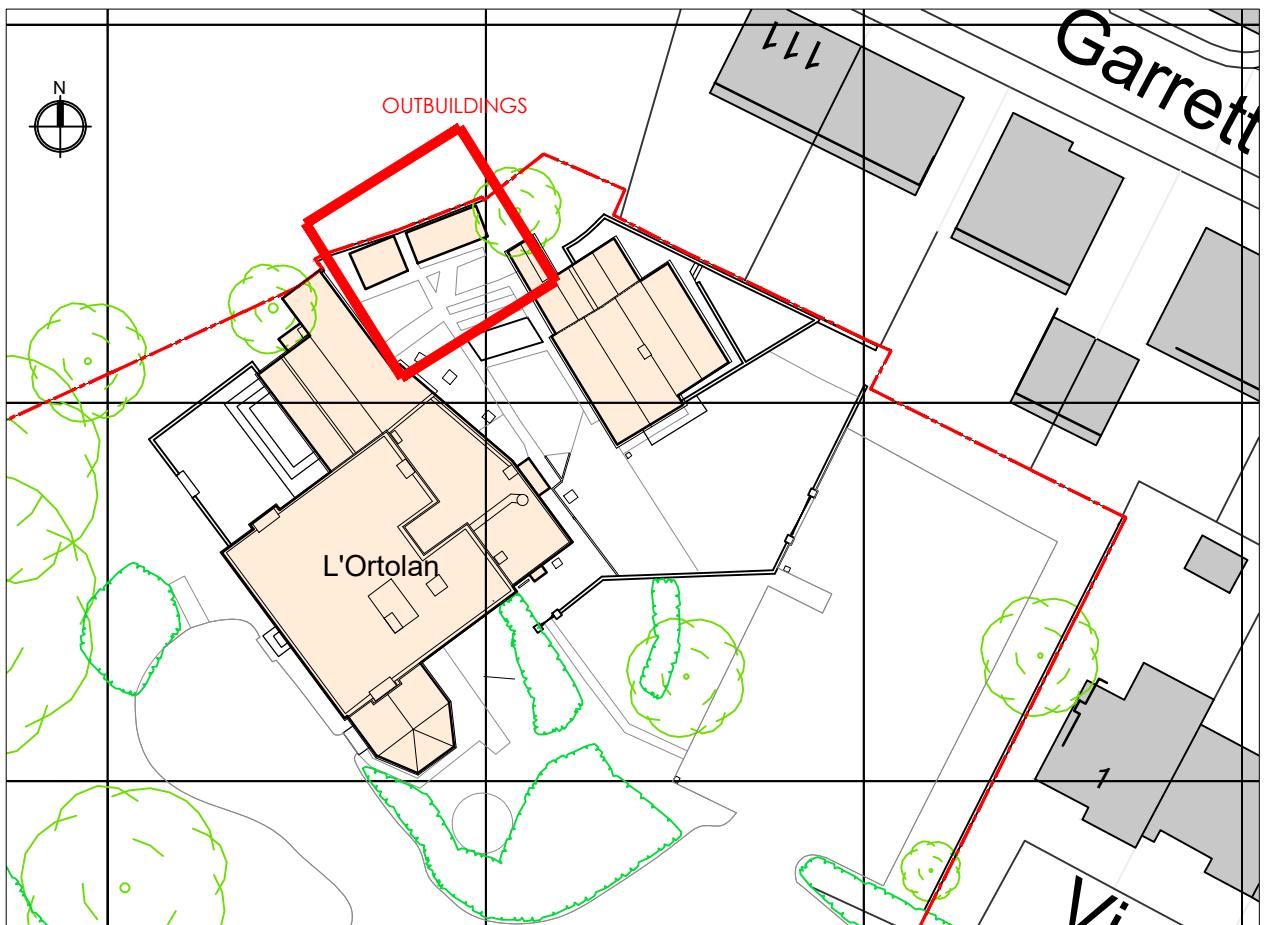
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN EXISTING
SECTION

ADDRESS:
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JOB No	DRAWING NUMBER
1149	P07

A3 Sheet



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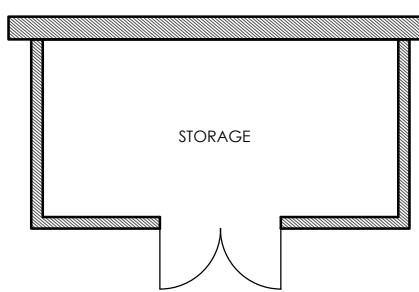
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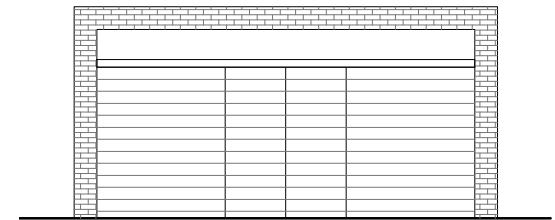
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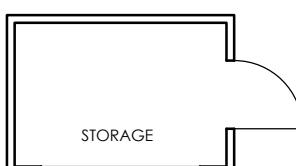
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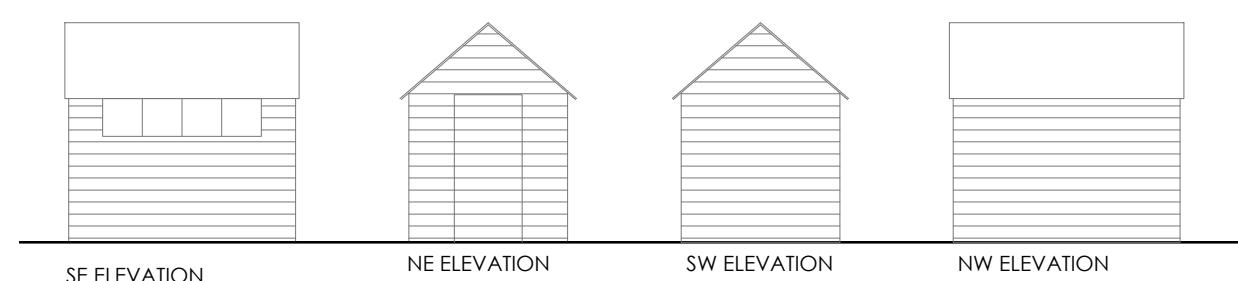
EXISTING OUTBUILDING A GROUND FLOOR PLAN 1:100



EXISTING OUTBUILDING A ELEVATIONS



EXISTING OUTBUILDING B GROUND FLOOR PLAN 1:100



EXISTING OUTBUILDING B ELEVATIONS

0 5



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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

OUTBUILDINGS EXISTING
PLANS AND ELEVATIONS

ADDRESS:
L'ORTOLAN, CHURCH LANE
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JOB No DRAWS NUMBER

1149 P09

A3 Sheet



PROPOSAL:

L'Ortolan Main House:
Reinstatement of former loft accommodation
Ground floor extension
Alterations to ground and first floor
Reinstatement of historic chimney detailing and extension of the rear chimney
Solar Panels to flat roof

New Garage Building:
Provision of garaging
Gym to loft, ancillary to the function of the main house

Outbuilding:
To the rear of the site

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— site boundary
— land in clients ownership

new pergola to Modern Gates
Detail Drawing

planning application 162600 - formerly approved new building shown in blue dotted line

new outbuilding

new ancillary building - garage and gym

green areas - existing planting to be retained

existing shingle surfaced area

landscape design to landscape specialist

new bat boxes to existing trees as per PRA report specifications
Protective fencing in accordance with BS 5837/2012 to be installed and retained during all construction works

New front gate to Modern Gates
Detail drawing



PLANNING

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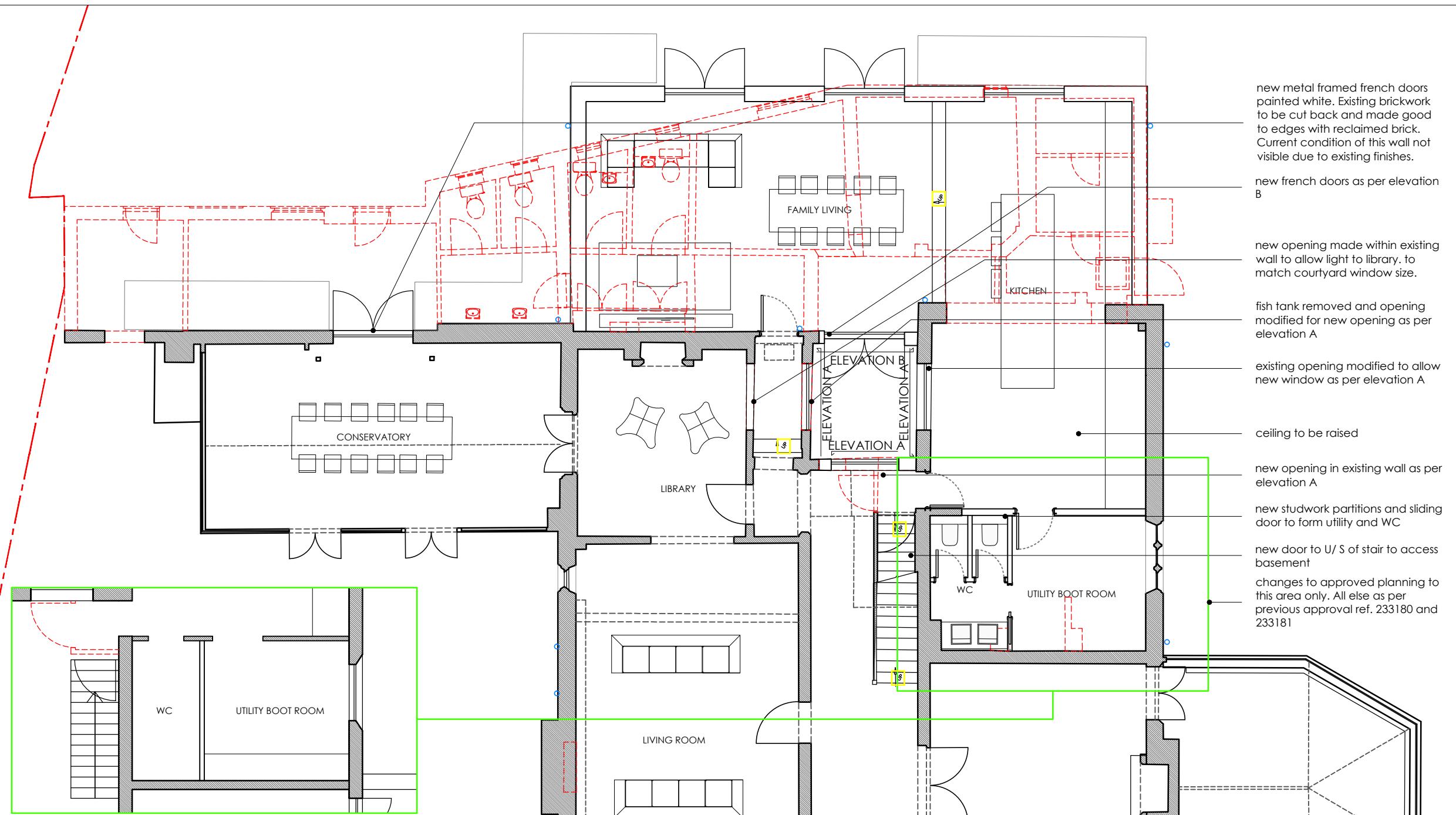
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

PROPOSED SITE PLAN

ADDRESS:
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1149	P10 revA

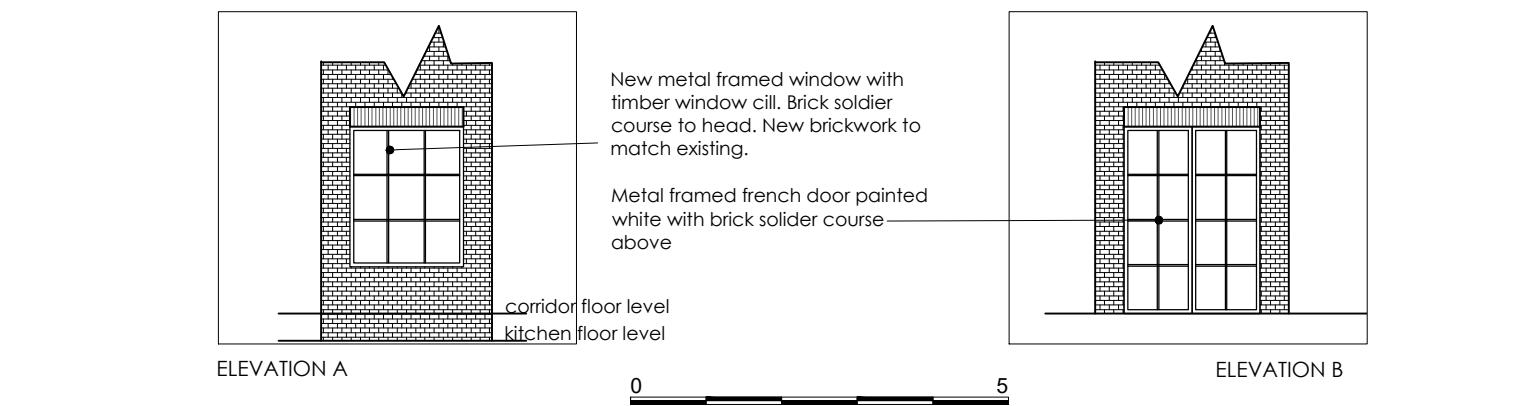
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PREVIOUSLY APPROVED UTILITY LAYOUT



PROPOSED GROUND FLOOR PLAN 1:100



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ELEMENTS TO BE REMOVED OR DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1.

MINOR CHANGES TO UTILITY

2.

FLOOR LEVEL TO EXTENSION PARTIALLY RAISED



PLANNING

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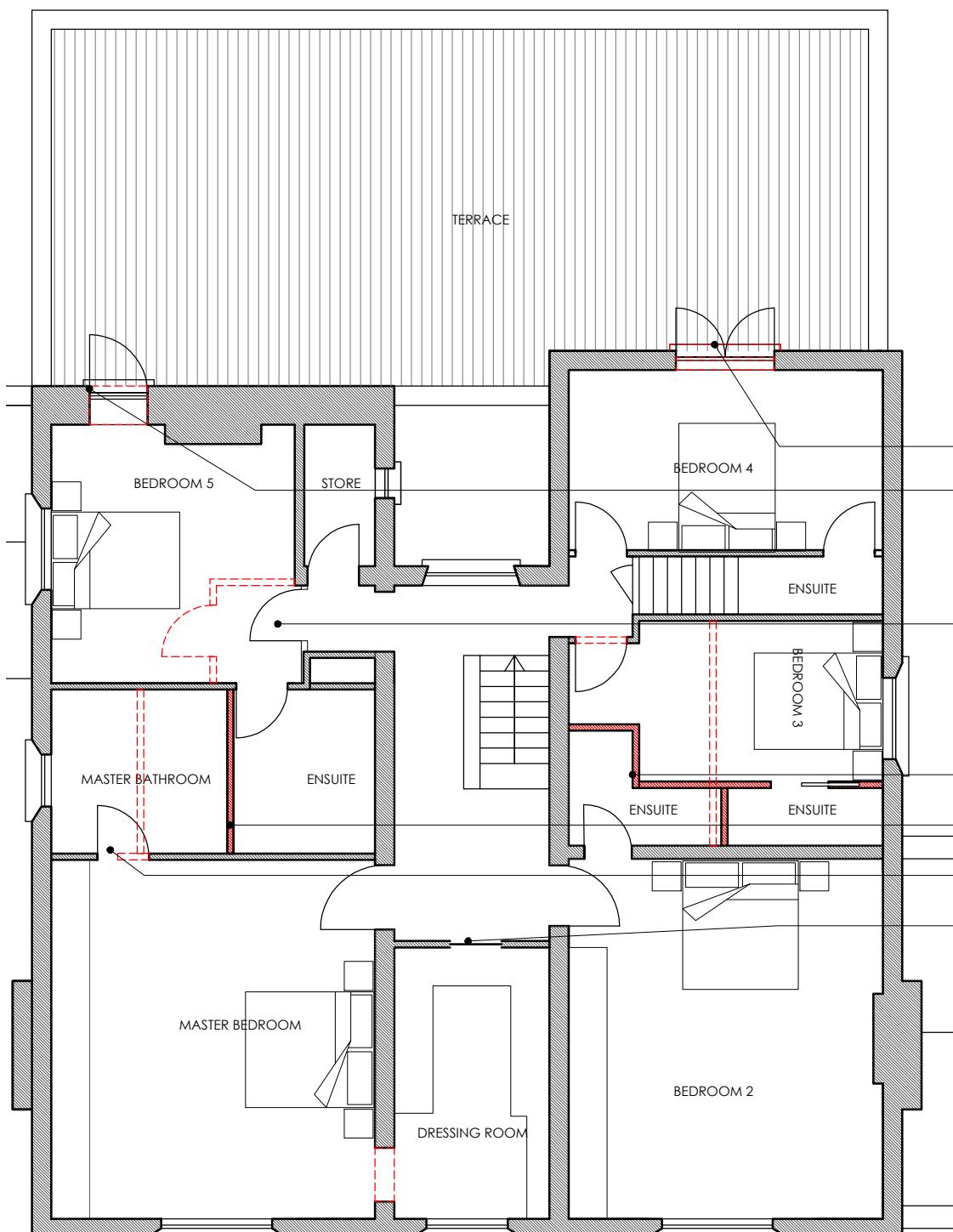
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EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN PROPOSED BASEMENT AND GROUND FLOOR PLAN

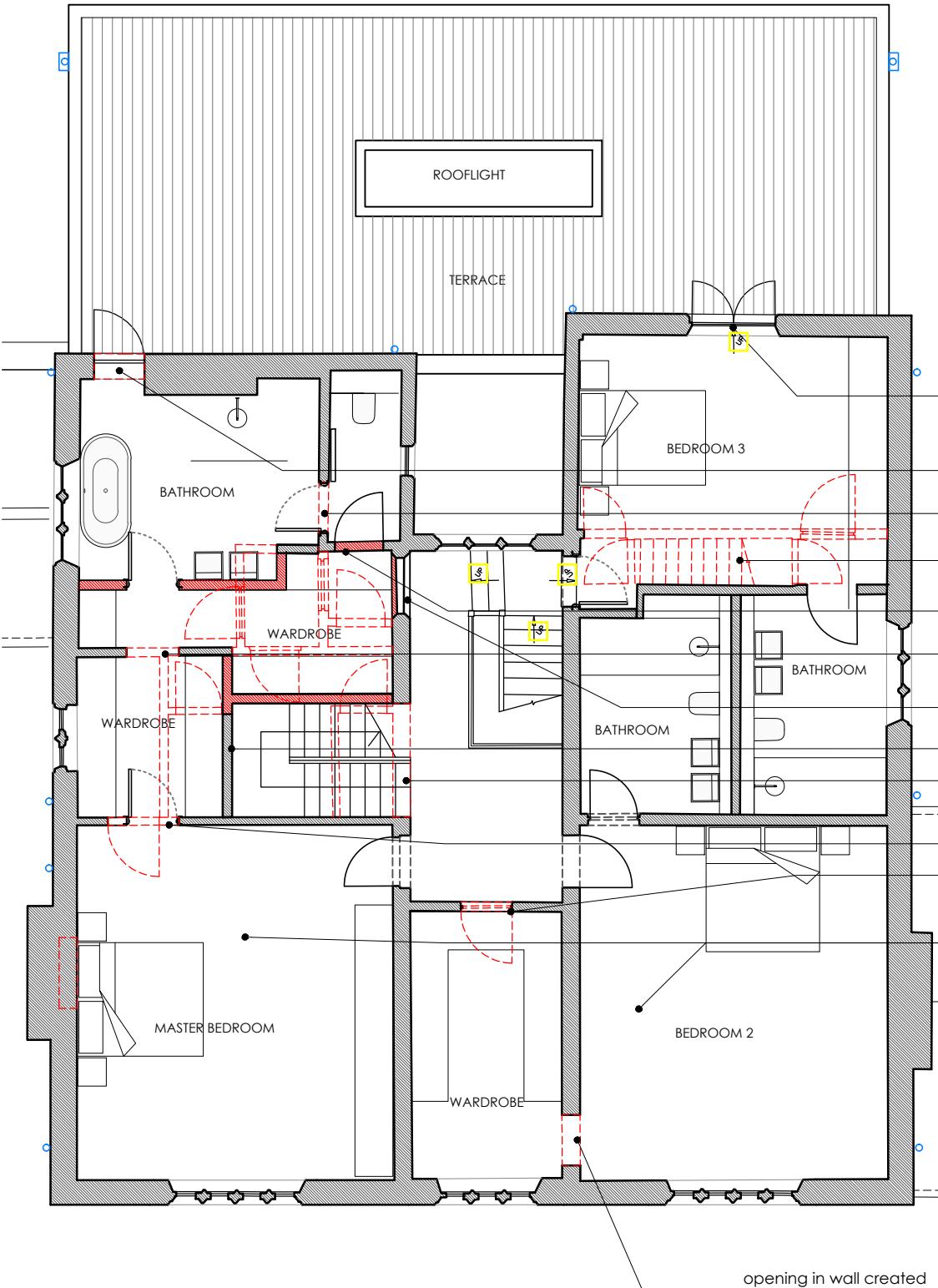
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1149	P11 revA



CURRENTLY APPROVED FIRST FLOOR PLANS 1:100

existing opening lowered and new white metal french doors added
new opening and access to terrace
existing door relocated and new studwork surround
new studwork partitions and sliding door to from ensuites
new studwork partitions to from ensuites
existing door relocated
current door fixed shut



PROPOSED FIRST FLOOR PLANS 1:100

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. REMOVAL OF ACCESS STAIR
2. ADDITION OF STAIR TO 2ND FLOOR
3. CHANGES TO NEW PARTITIONS TO SUIT NEW LAYOUT.

0 5

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ELEMENTS TO BE REMOVED OR DEMOLISHED

existing opening lowered and new white metal french doors added
new opening and access to terrace
opening in wall created
access stair to roof removed
current door fixed shut and filled in ensuite side
opening in wall created
reclaimed door fitted to existing empty door opening
new studwork partitions
opening in wall for new staircase
existing door relocated
current door fixed shut
ceiling to be reinstate to all bedrooms

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London
W3 7QA
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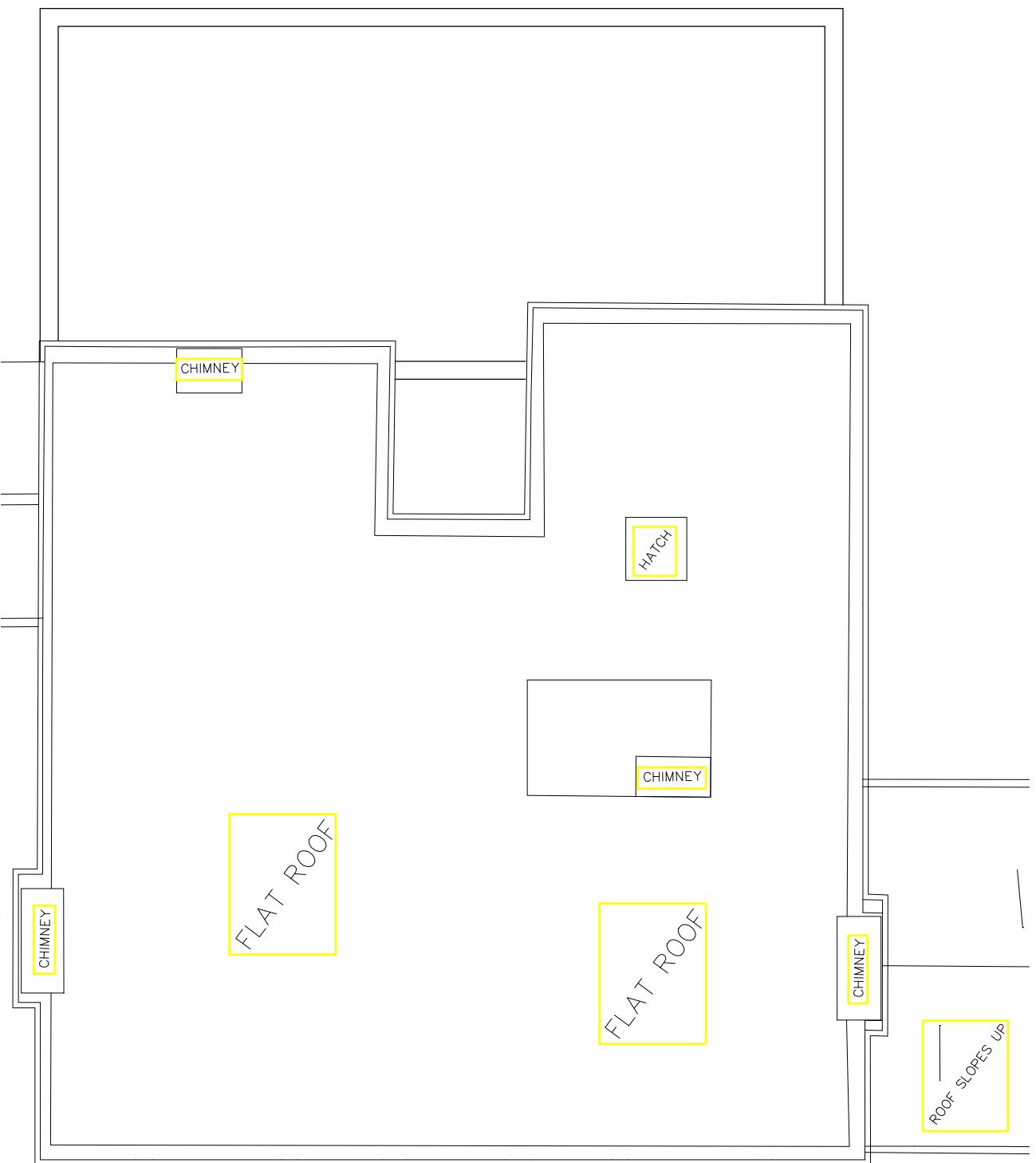
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EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

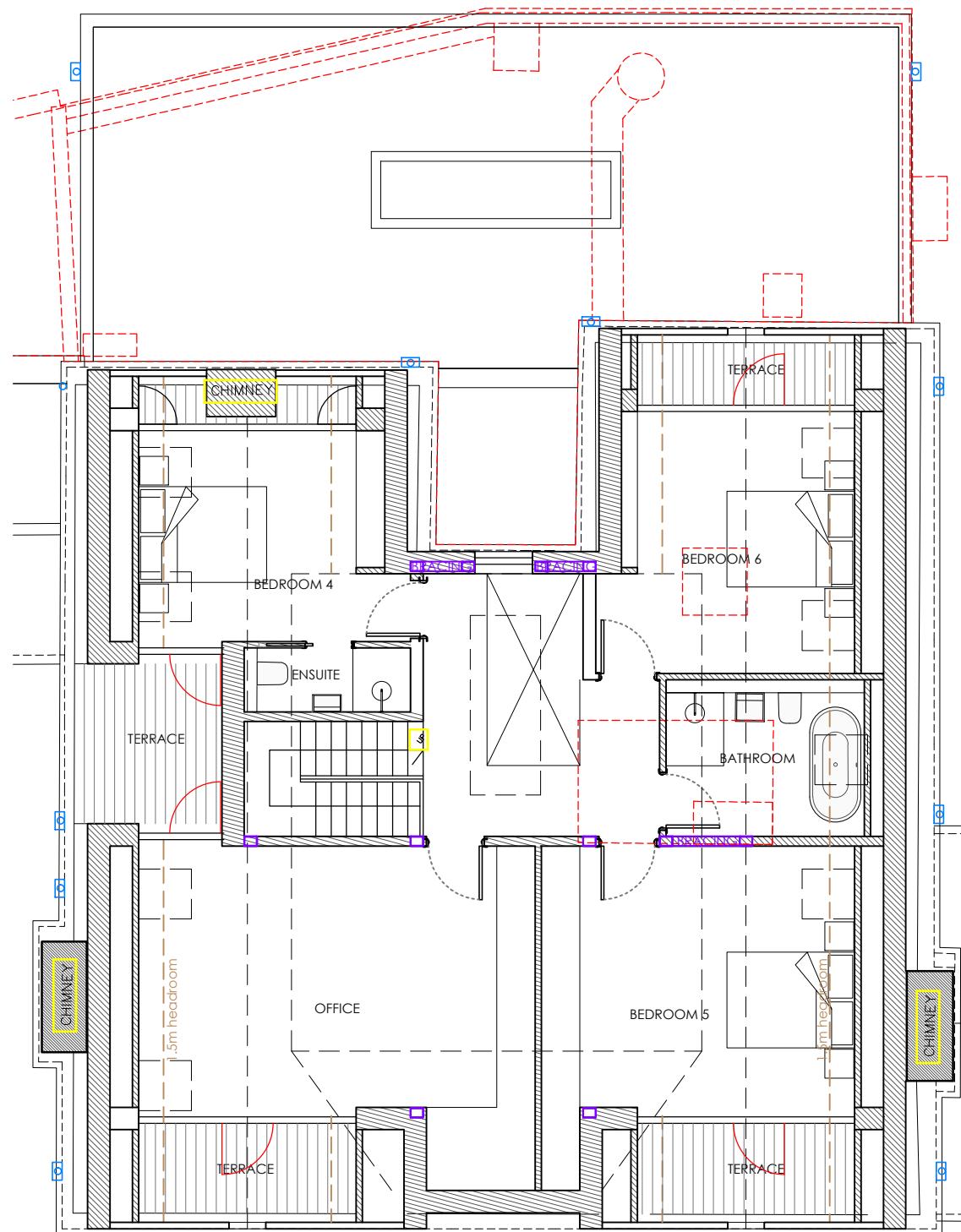
L'ORTOLAN PROPOSED FIRST FLOOR PLAN

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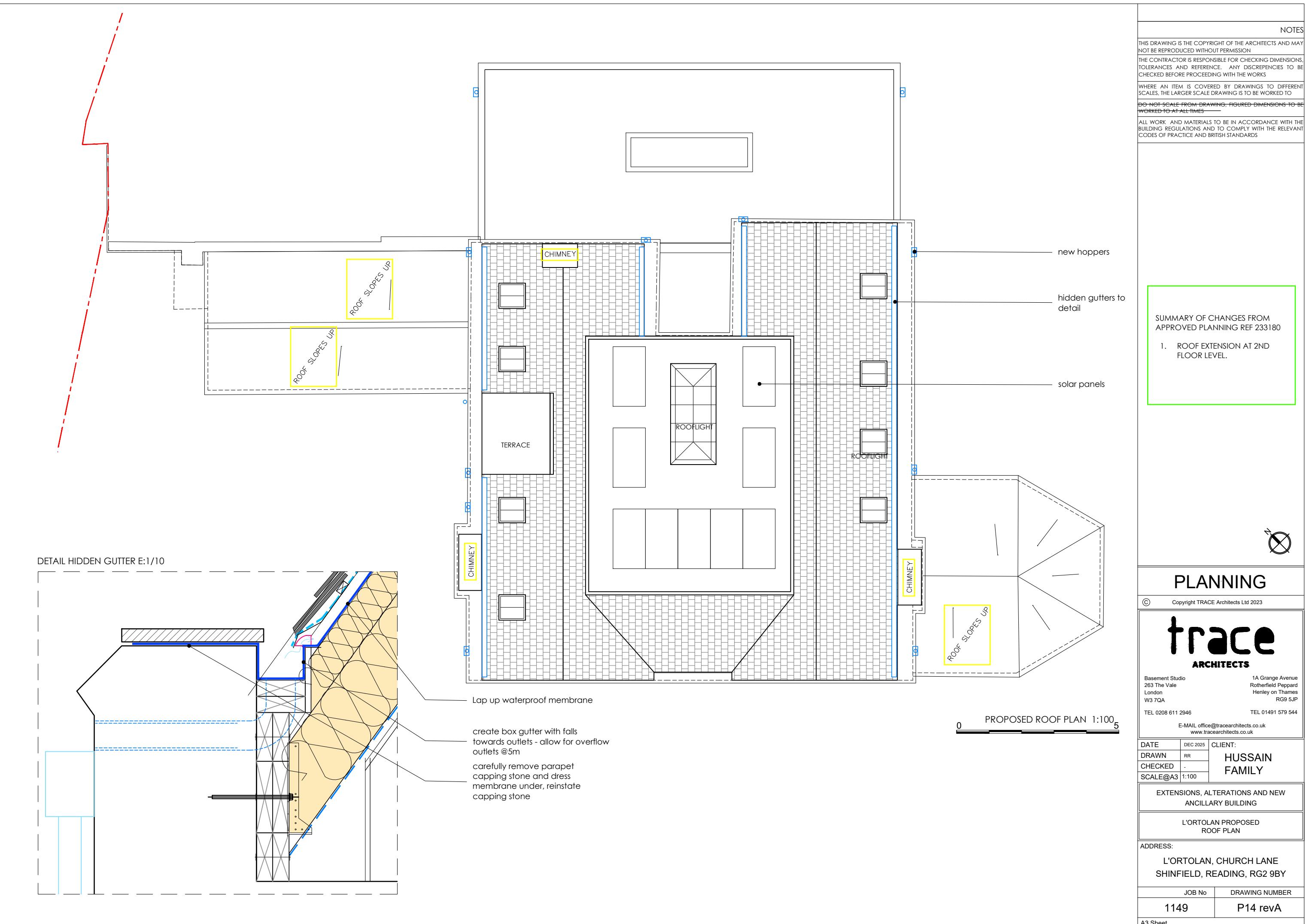
CURRENTLY APPROVED SECOND FLOOR/ROOF PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100

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ELEMENTS TO BE REMOVED OR DEMOLISHED													

<p>SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180</p> <ol style="list-style-type: none"> 1. ROOF EXTENSION AT 2ND FLOOR LEVEL. 													
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<p>EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING</p>													
<p>L'ORTOLAN PROPOSED SECOND FLOOR PLAN</p>													
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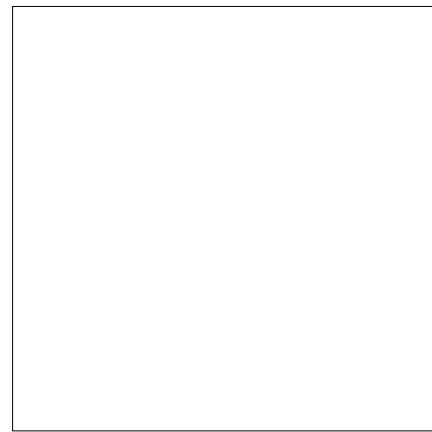


Photo of the property prior 1942



SW ELEVATION - ENTRANCE



NE ELEVATION

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ELEMENTS TO BE REMOVED OR DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. ROOF EXTENSION AT 2ND FLOOR LEVEL.
2. OLD CHIMNEYS TO BE REINSTATED
3. RAISED LEVEL OF TERRACE AND PARTIALLY IN EXTENSION
4. NEW ARCHWAY TO WALL

PLANNING

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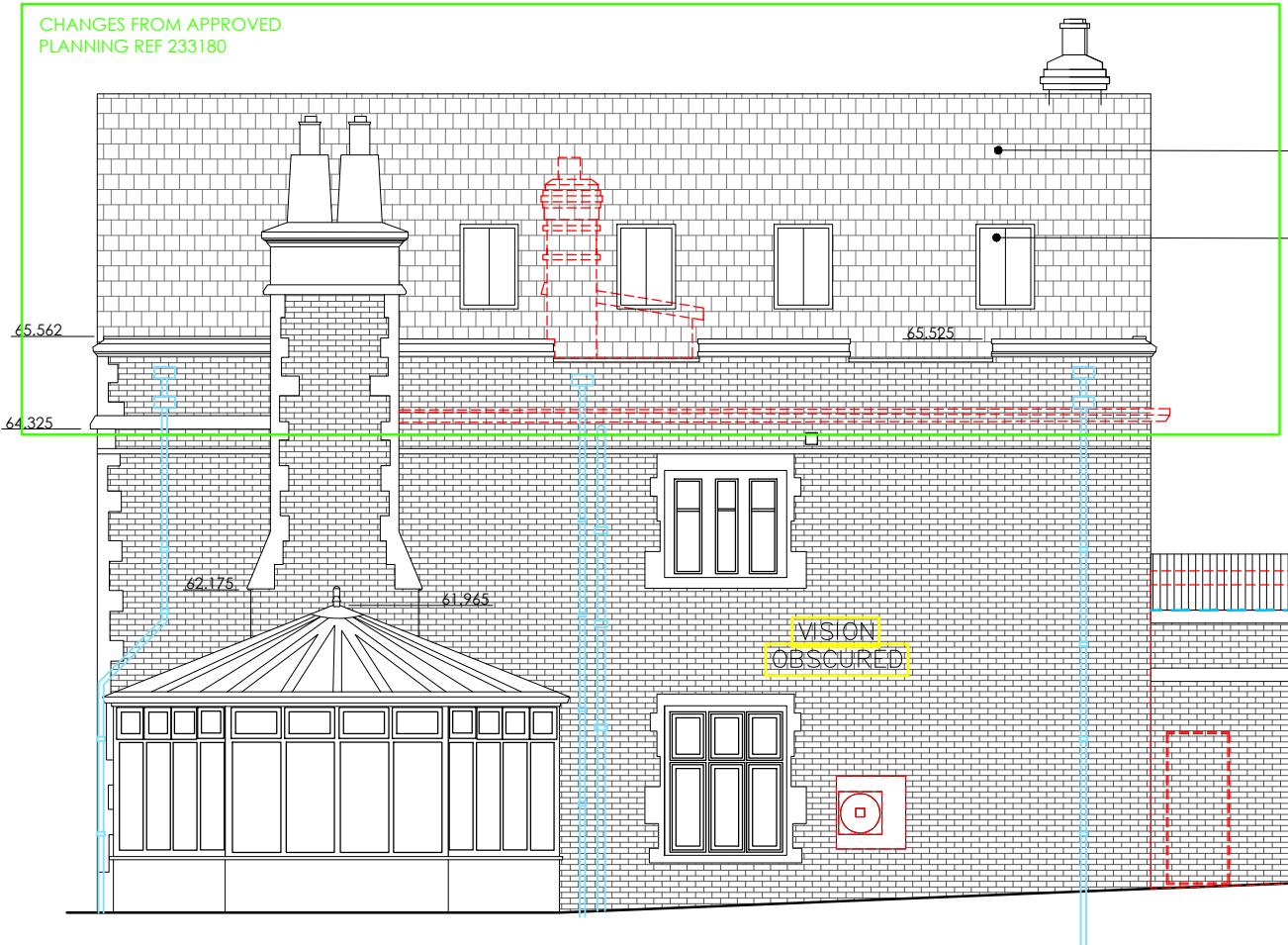
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SCALE@A3	1:100	

EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN PROPOSED ELEVATIONS

ADDRESS:
L'ORTOLAN, CHURCH LANE
SHINFIELD, READING, RG2 9BY

JOB No	DRAWING NUMBER
1149	P15 revA



slate roof o match annex building

conservation rooflight

black wrought iron balustrade

new hoppers to collect water from terrace
new stone bands to match existing.

new brickwork to match existing building.

extension as approved
application ref num 233180 and 233181 shown in dotted blue line

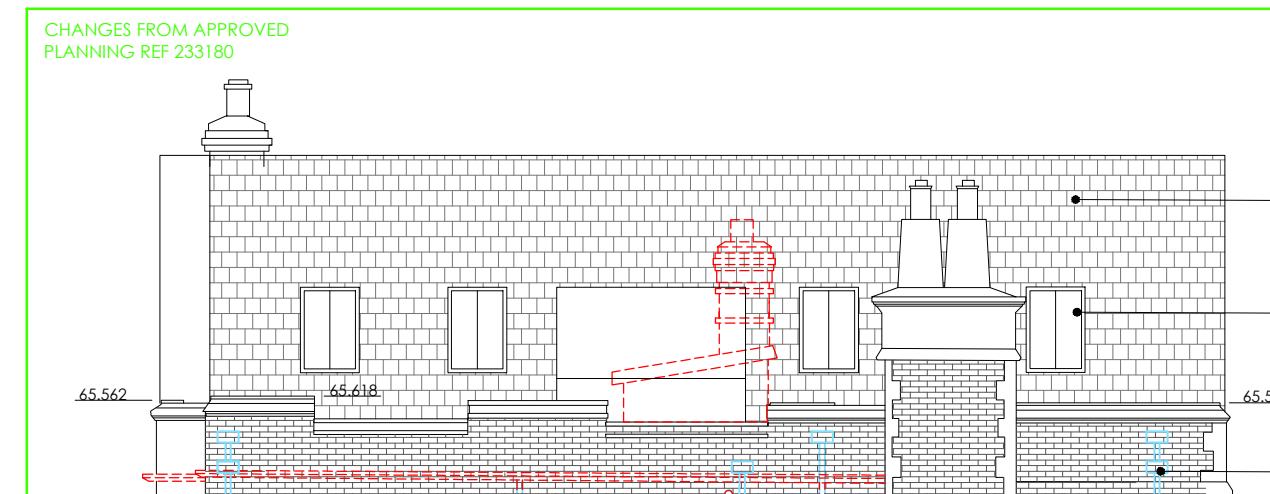
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ELEMENTS TO BE REMOVED OR DEMOLISHED

SUMMARY OF CHANGES FROM APPROVED PLANNING REF 233180

1. ROOF EXTENSION AT 2ND FLOOR LEVEL.
2. OLD CHIMNEYS TO BE REINSTATED
3. NEW HOPPERS

SE ELEVATION



slate roof to match annex building

conservation rooflights

new hoppers to collect water from terraces

replace gutters and downpipes with a system to match

black wrought iron balustrade

new stone bands to match existing.

new brickwork to match existing building.

extension as approved
application ref num 233180 and 233181 shown in dotted blue line

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EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

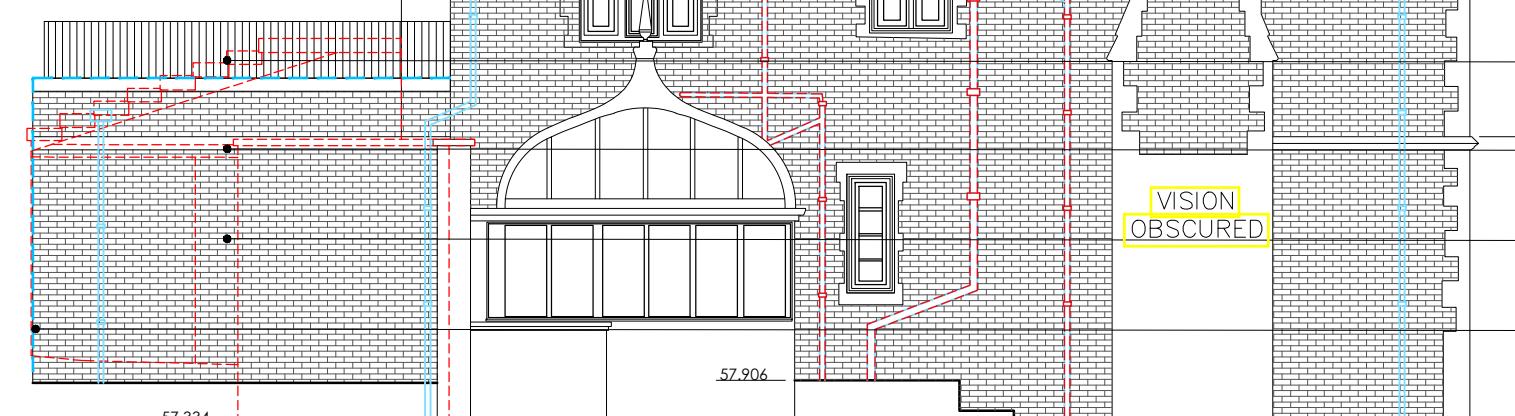
L'ORTOLAN PROPOSED ELEVATIONS

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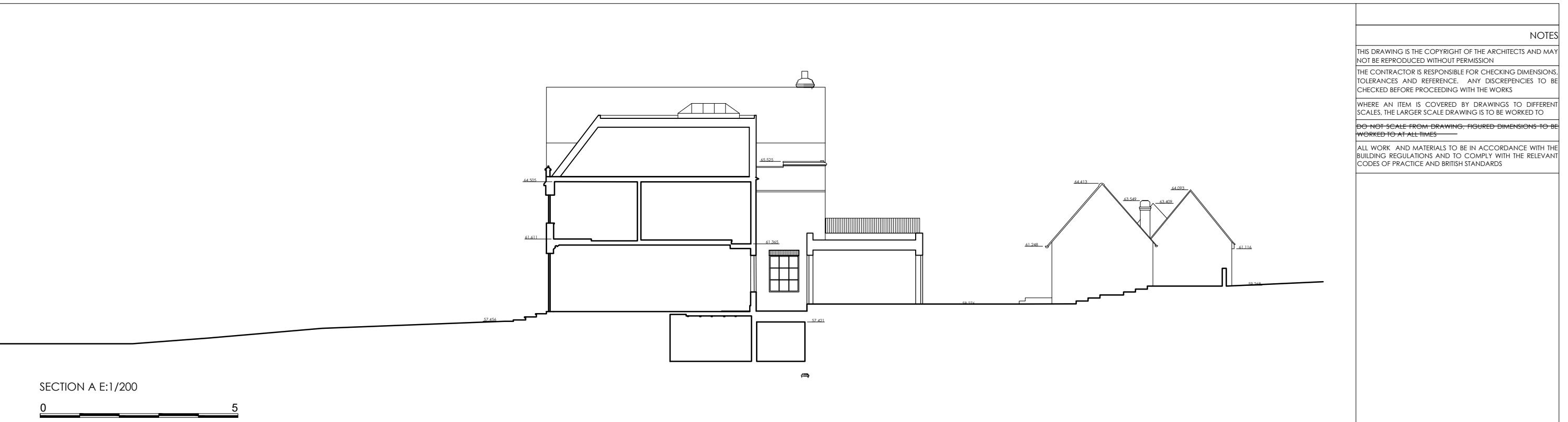
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1149	P16 revA

A3 Sheet

NW ELEVATION



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EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN PROPOSED
SECTION

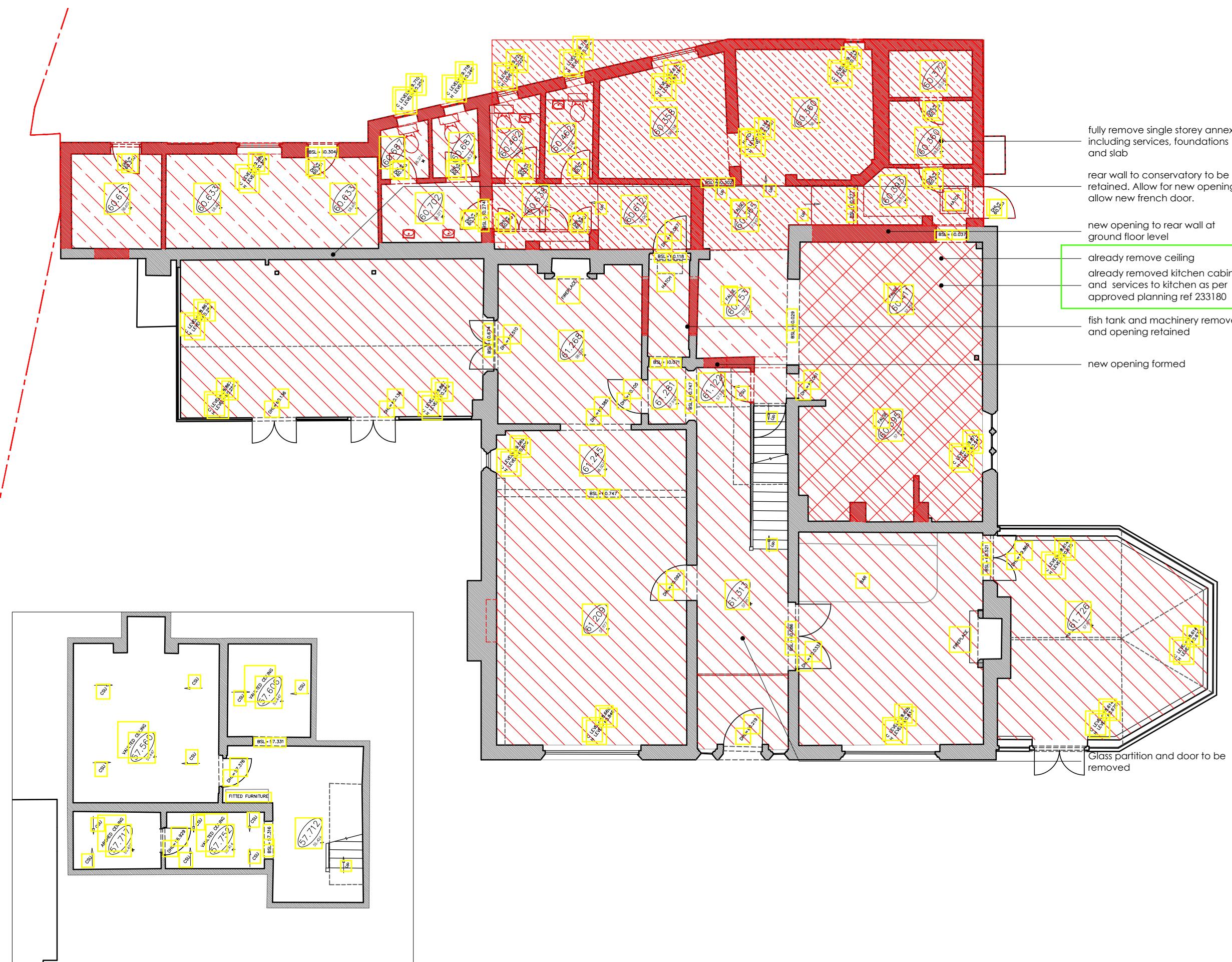
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1149	P17

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ELEMENTS TO BE REMOVED OR DEMOLISHED
 - - - Walls to be demolished
 - - - - - Flooring to be removed to allow for UFH, insulation and new floor finish
 - - - - - Area to be clear out, existing slab and foundations to be removed
 - - - - - Area to be dig out to allow for new structure

IMPLEMENTED CHANGES FROM APPROVED PLANNING REF 233180



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EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

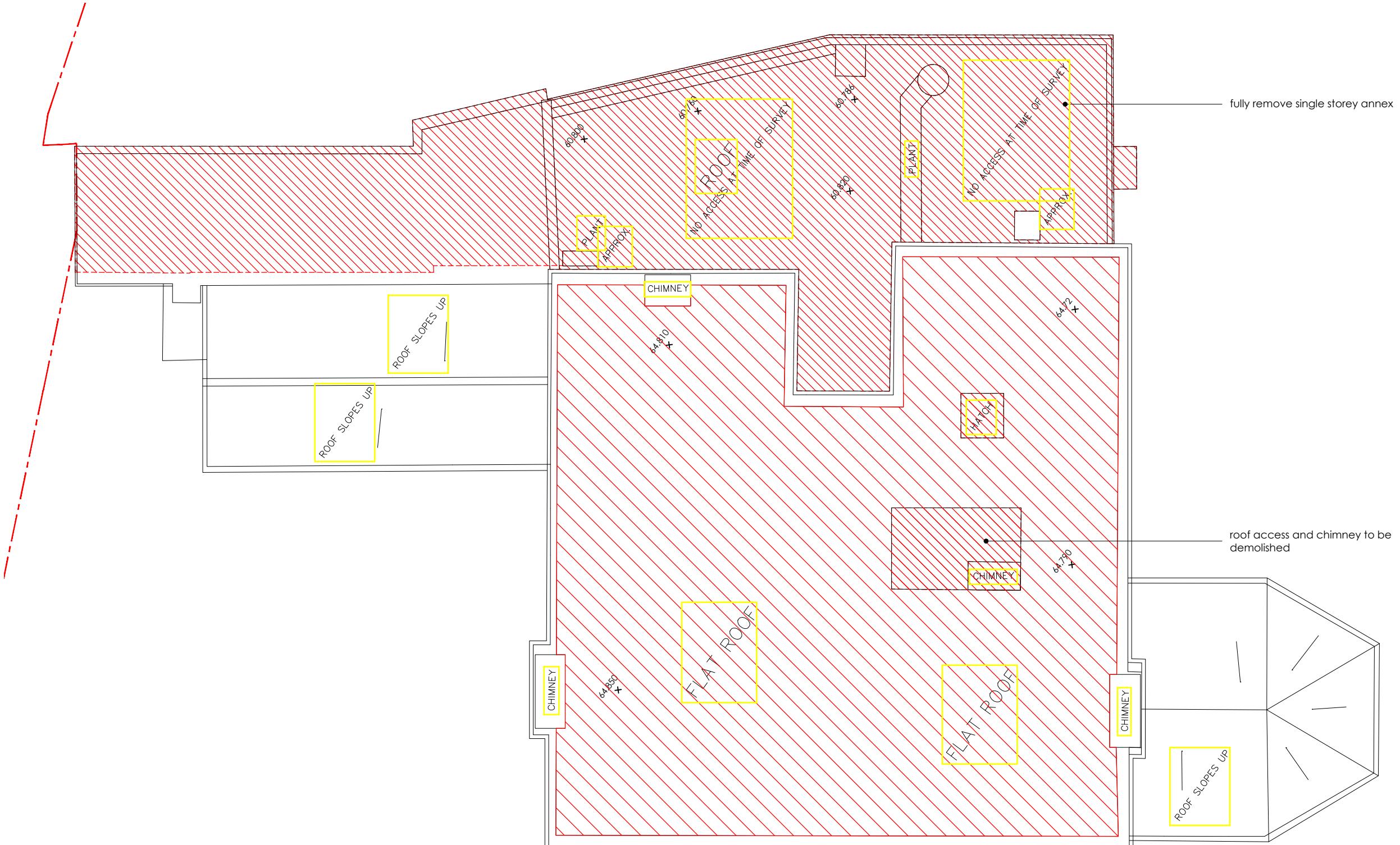
L'ORTOLAN DEMOLITION
BASEMENT AND GROUND FLOOR PLAN

ADDRESS:
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JOB No	DRAWING NUMBER
1149	P18

A3 Sheet





EXISTING ROOF PLAN 1:100

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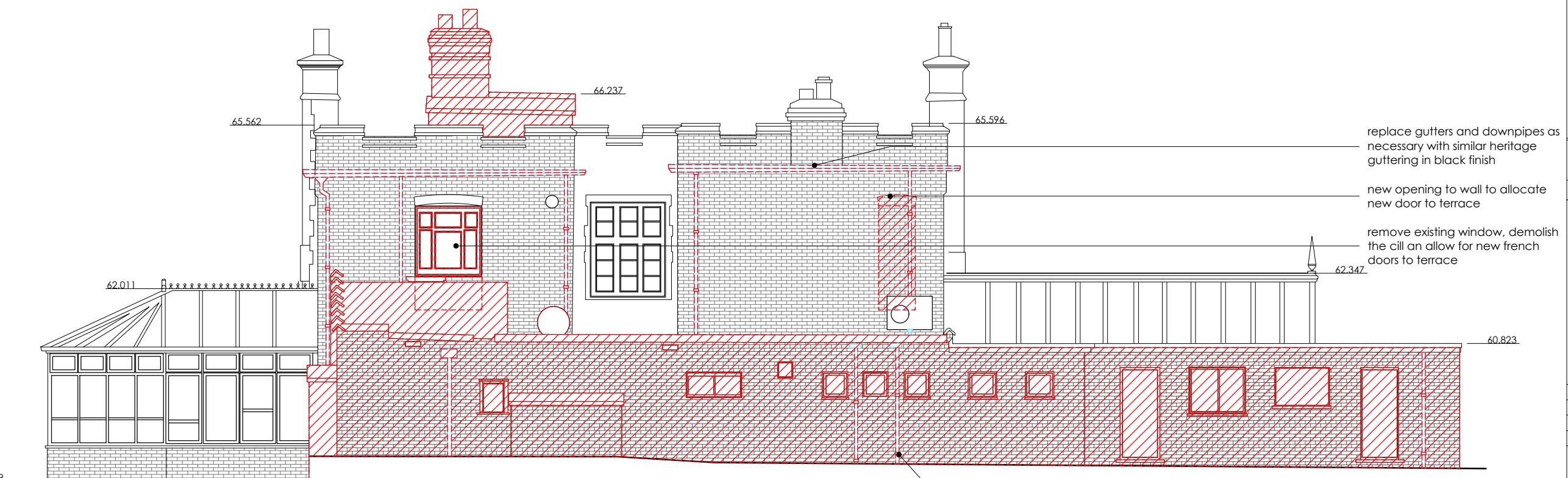
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EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING													
L'ORTOLAN DEMOLITION ROOF PLAN													
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SW ELEVATION - ENTRANCE

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ELEMENTS TO BE REMOVED OR DEMOLISHED



NE ELEVATION

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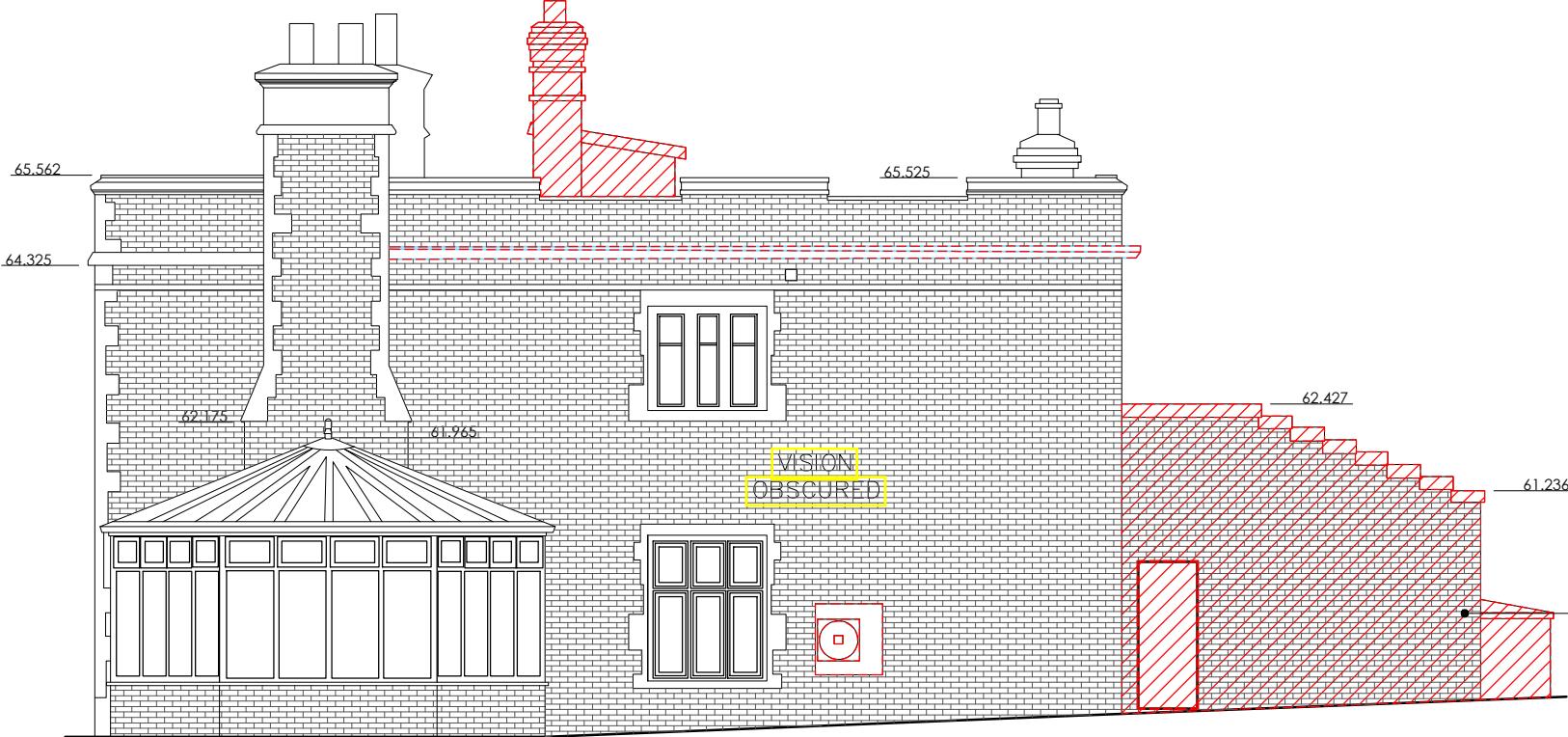
EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

L'ORTOLAN DEMOLITION ELEVATIONS

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A3 Sheet



SE ELEVATION

fully remove single storey annex, including services, foundations and slab

ELEMENTS TO BE REMOVED OR DEMOLISHED

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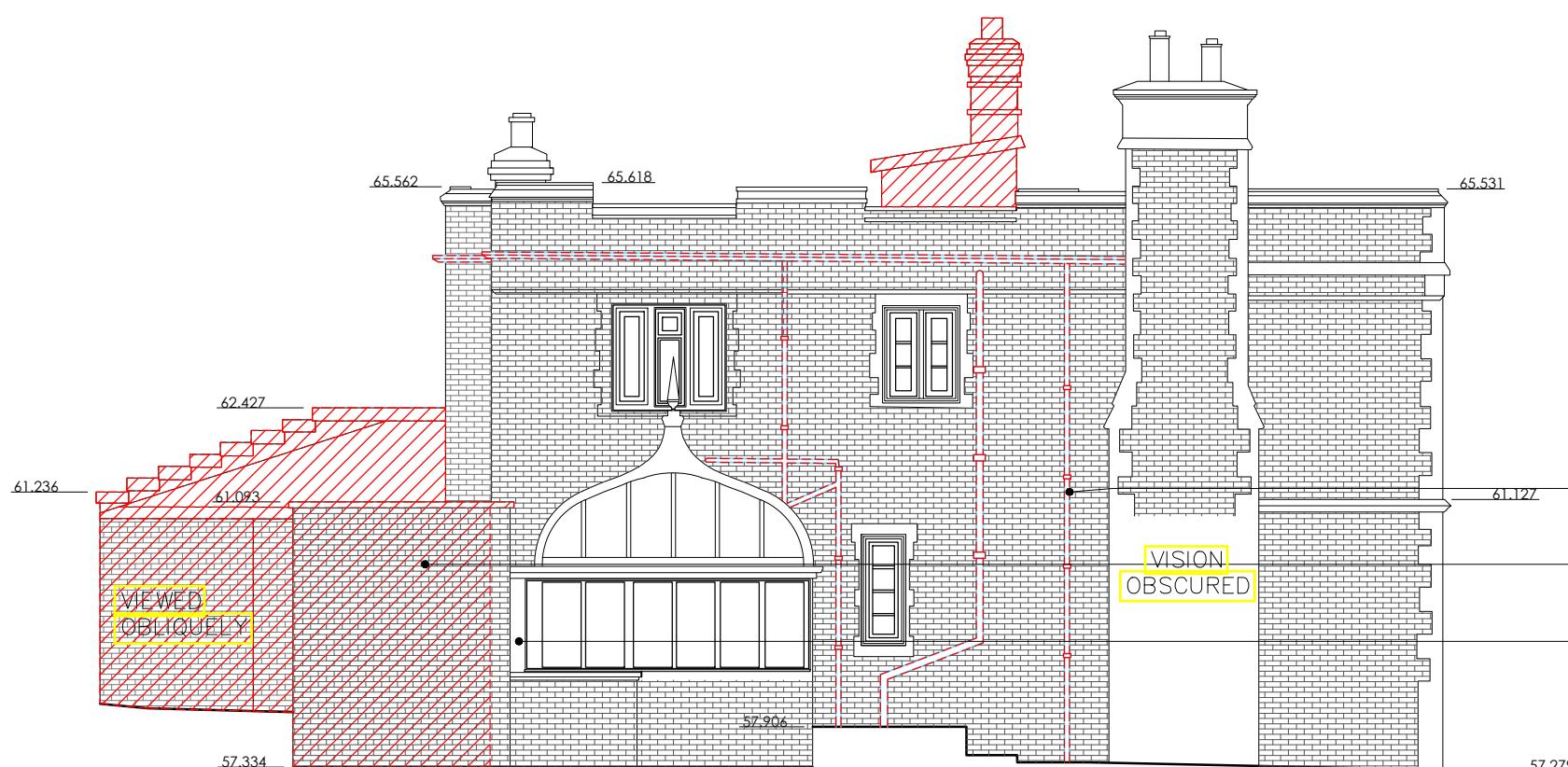
EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

L'ORTOLAN DEMOLITION
ELEVATIONS

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1149	P22

A3 Sheet

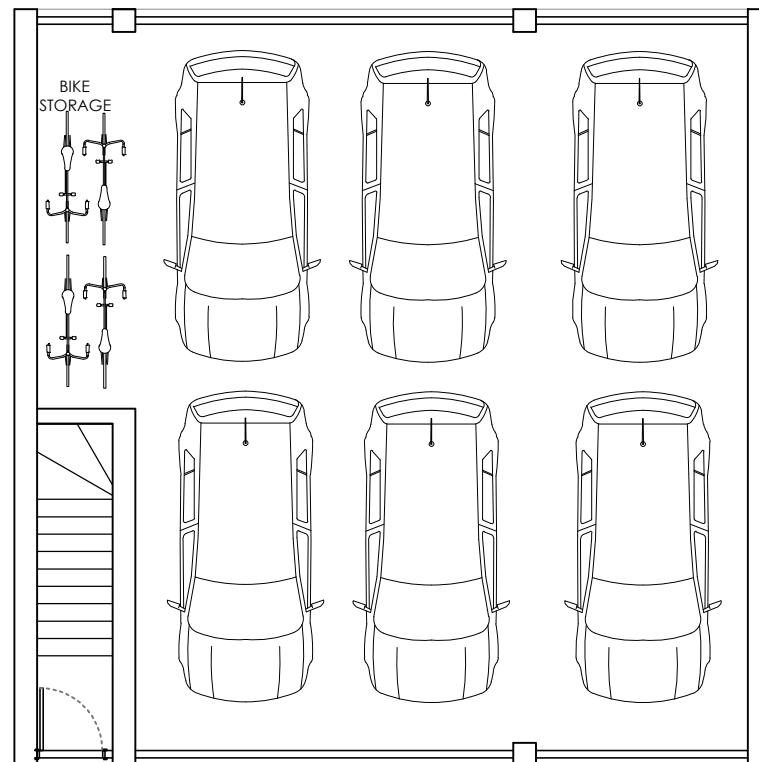
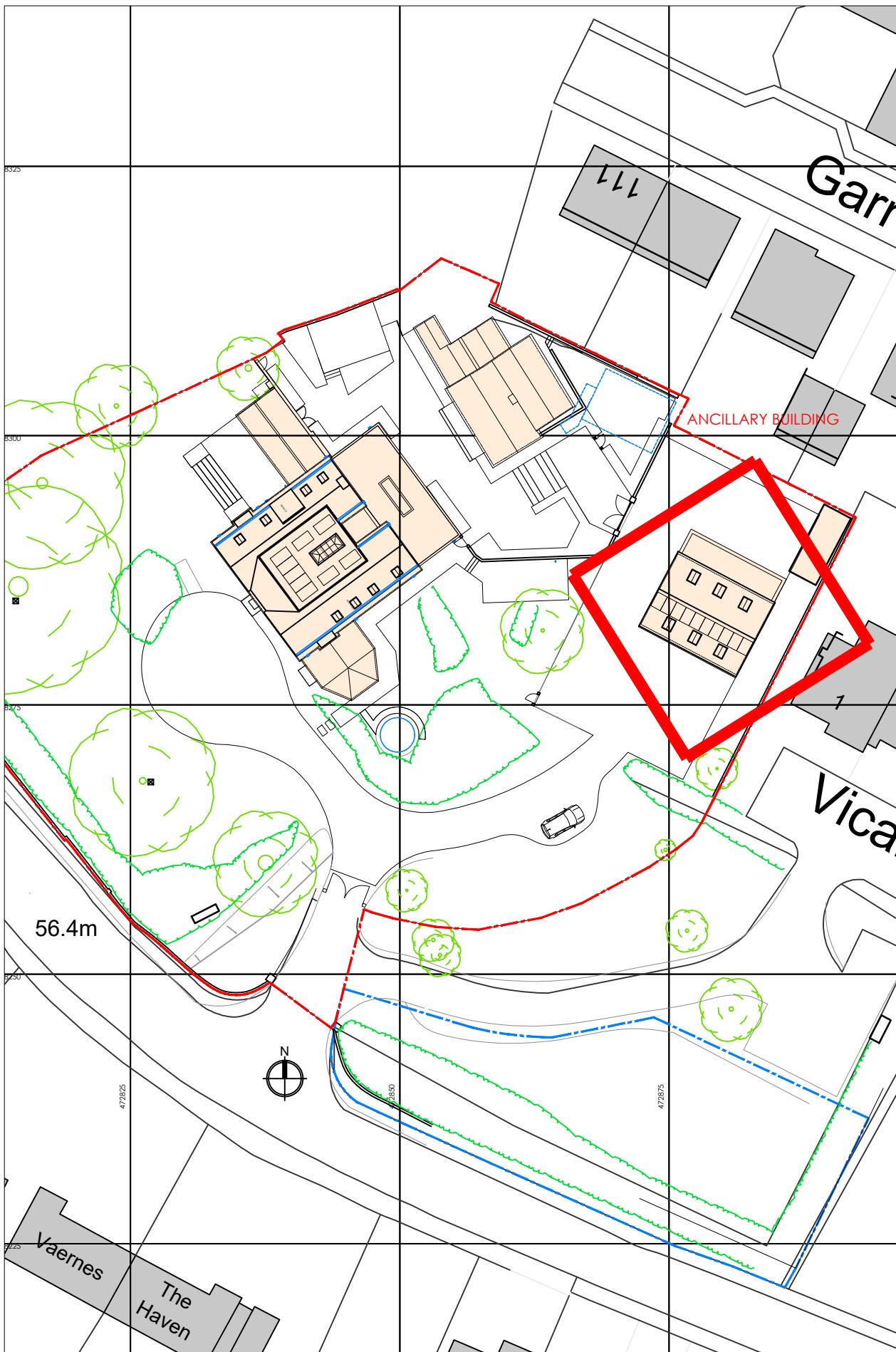


NW ELEVATION

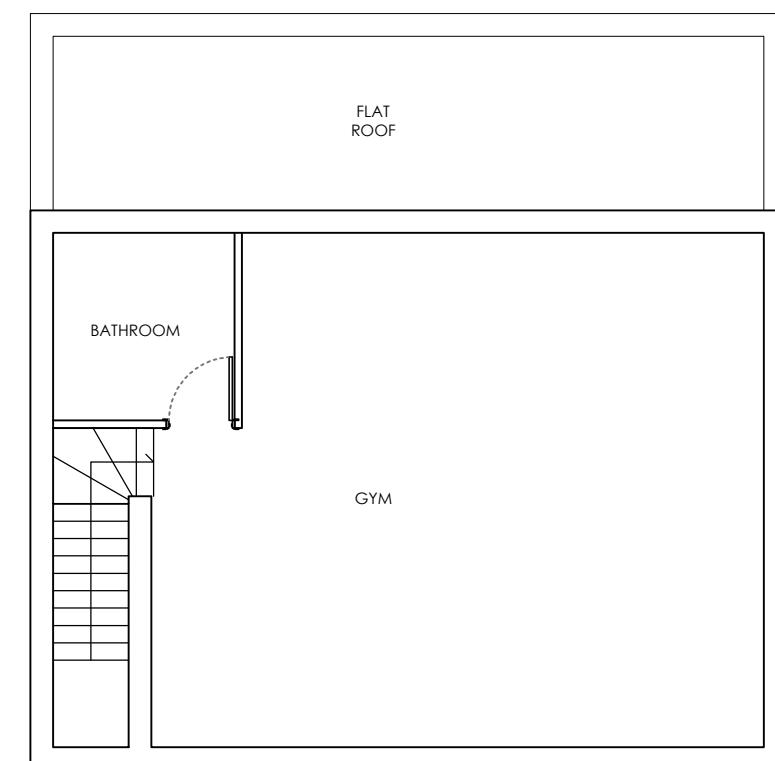
replace gutters and downpipes as necessary with similar heritage guttering in black finish

fully remove single storey annex, including services, foundations and slab

rear wall to conservatory to be retained. Allow for new opening to allocate new french door.



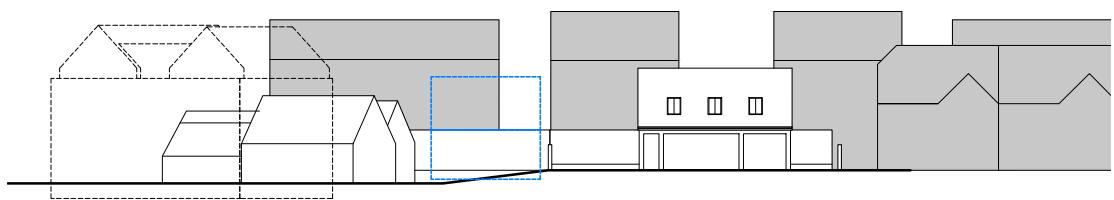
ANCILLARY BUILDING GROUND FLOOR PLAN 1:100 - GARAGE



ANCILLARY BUILDING FIRST FLOOR PLAN 1:100 - GYM

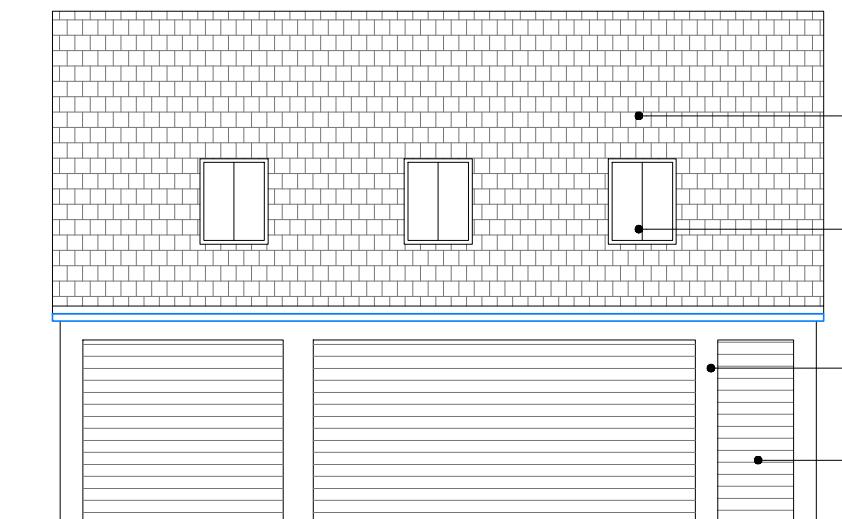
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Proposed general massing elevation e 1:500

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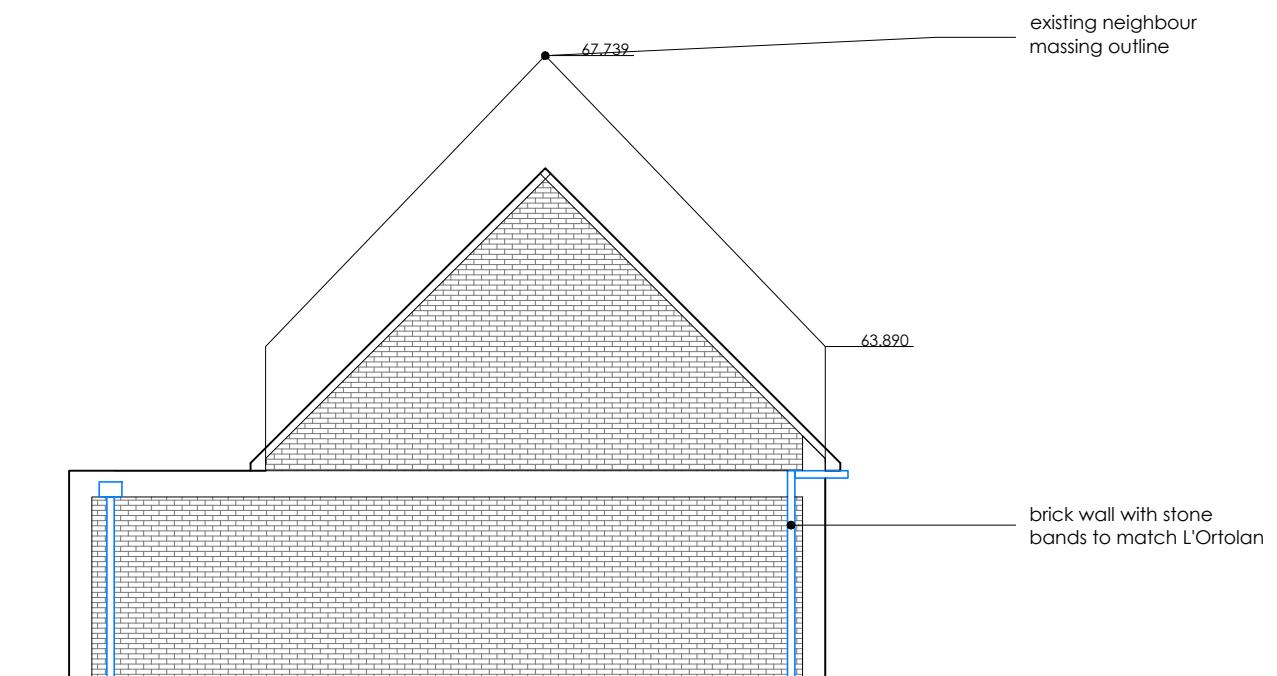
N-E ELEVATION 1:100

slates to match existing slates in annex building

conservation rooflights

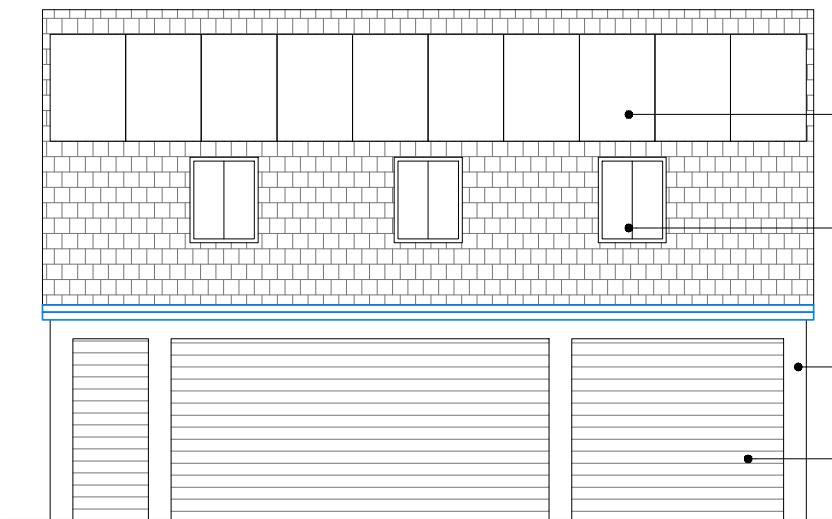
brick wall with stone bands to match L'Ortolan

timber doors



S-E ELEVATION 1:100

existing neighbour massing outline



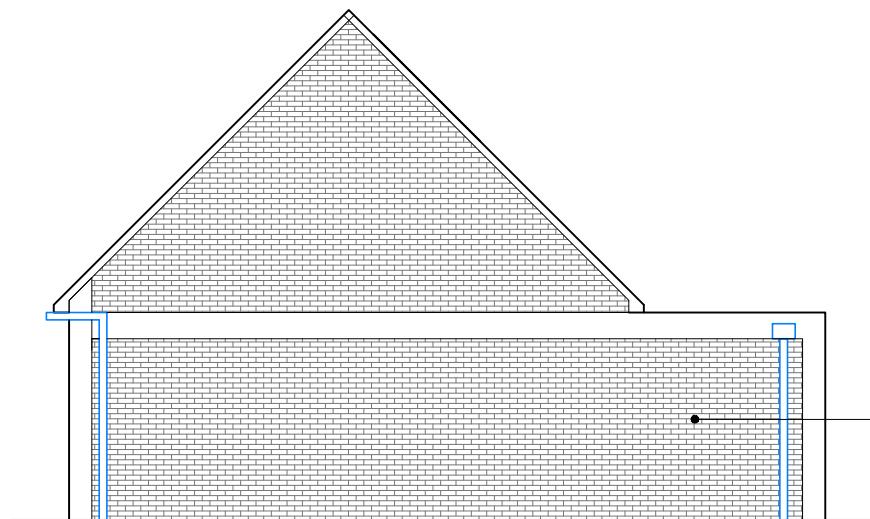
S-W ELEVATION 1:100

solar panels

conservation rooflights

brick wall with stone bands to match L'Ortolan

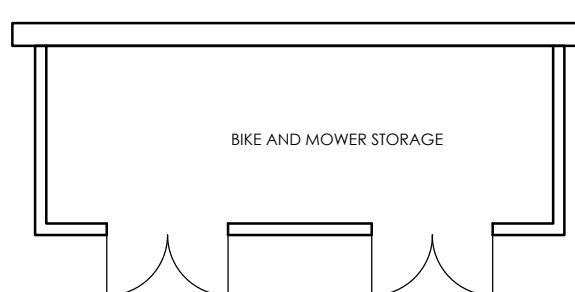
timber doors



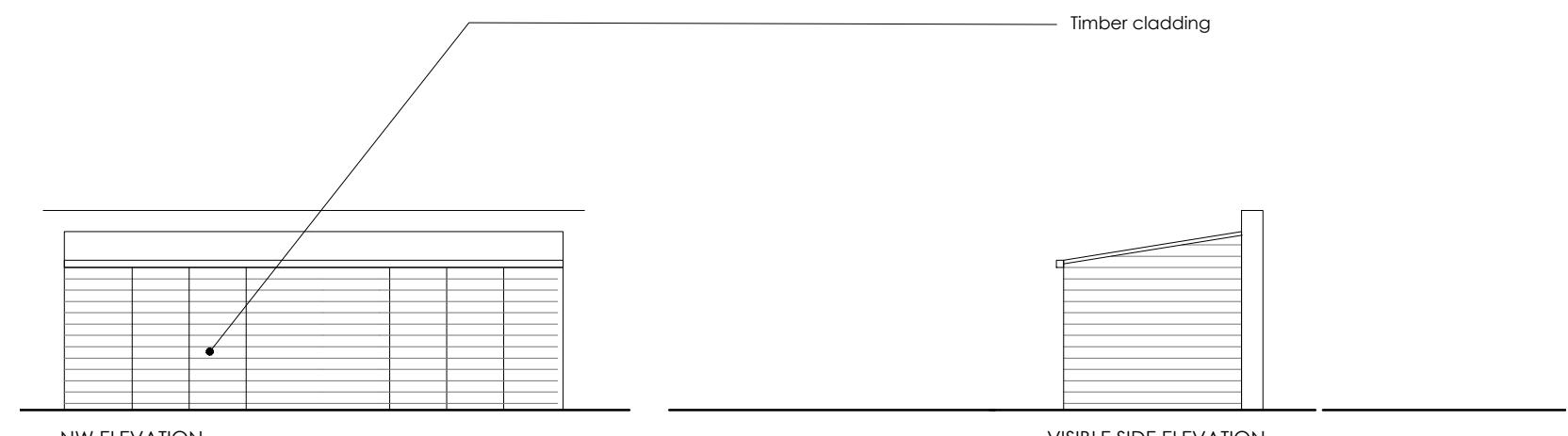
N-W ELEVATION 1:100

brick wall with stone bands to match L'Ortolan

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PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED ELEVATIONS

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EXTENSIONS, ALTERATIONS AND NEW
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HUSSAIN
FAMILY

EXTENSIONS, ALTERATIONS AND NEW
ANCILLARY BUILDING

PROPOSED
ILLUSTRATIVE 3D

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