



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

NOTES
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THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED BEFORE PROCEEDING WITH THE WORKS
WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO
DO NOT SCALE FROM DRAWING. FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES
ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

— site boundary
— land in clients ownership

new pergola to Modern Gates
Detail Drawing

new paved areas

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

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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DATE	JAN 2026	CLIENT:
DRAWN	RR	HUSSAIN
CHECKED	-	FAMILY
SCALE@A3	1:500	

EXTENSIONS, ALTERATIONS AND NEW ANCILLARY BUILDING

PROPOSED SITE PLAN

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

JOB No	DRAWING NUMBER
1149	P10 revB

A3 Sheet