



PROJECT: GARDEN STUDIO - LAWFUL DEVELOPMENT CERTIFICATE
CLIENT: MR ROGER FROST
ISSUE STAGE: PLANNING ISSUE - RIBA STAGE 3 - SPATIAL COORDINATION
ADDRESS: Riverways, New Bath Road, Twyford, Reading, RG10 9RY
DATE: 05/11/2024

DRAWING ISSUE SHEET

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AP002	FLOOR PLANS - DIMENSIONS	RIBA STAGE 3 - SPATIAL COORDINATION	P2	30/10/2024	PLANNING ISSUE - REV A
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RIBA WORK STAGE

RIBA STAGE 3 - SPATIAL COORDINATION

PROJECT

PLANNING ISSUE

24-G-027

Address: Riverways, New Bath Road, Twyford, Reading, RG10 9RY
Client: MR ROGER FROST

PLAN CONTENT

24-G-027 | AP000 | DRAWING ISSUE SHEET

DRAWING ISSUE SHEET

Sheet AP000 Date 05/11/2024

Room Schedule	
Name	Area
PLANT ROOM	16 m ²
OFFICE	18 m ²
GYMNASIUM	17 m ²
W.C	2 m ²
STEAM ROOM	3 m ²
GOLF STUDIO	34 m ²
PUTTING STUDIO	23 m ²
SHOWER	2 m ²

- UFCH PUMPS AND MANIFOLDS
 - AIR SOURCE HEAT PUMP
 - STEAM GENERATOR
 - WATER SOFTENER
 - MAINS ELECTRIC SUPPLY
- SOLAR HOT WATER CYLINDER
 - SOLAR INVERTER
 - BORE HOLE WATER
 - FILTRATION SYSTEM UV



1 FLOOR PLANS - PROPOSED
1:50



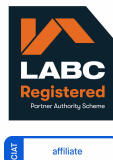
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RIBA WORK STAGE

RIBA STAGE 3 - SPATIAL COORDINATION

LEGEND

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PROJECT

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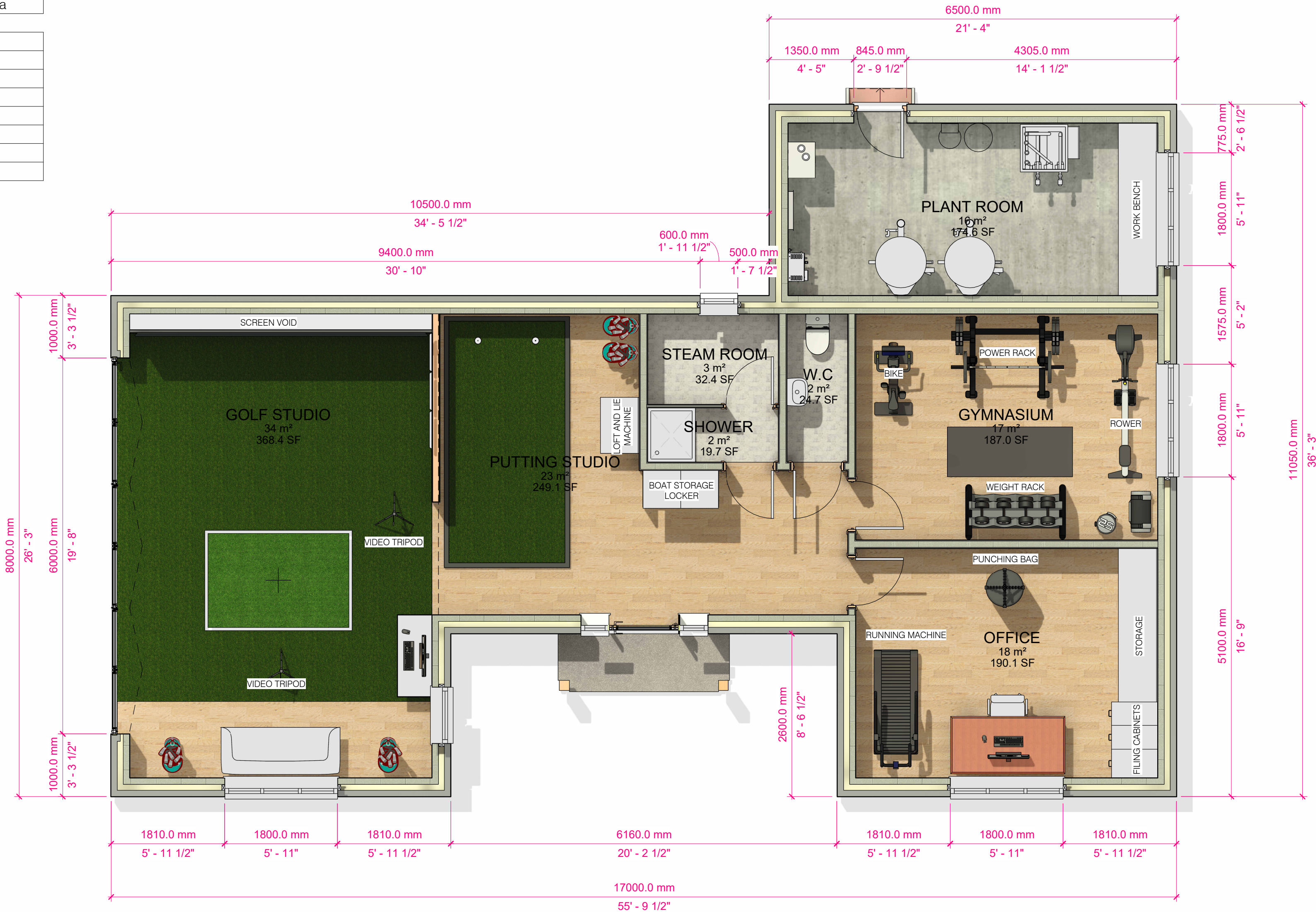
PLAN CONTENT

24-G-027 | AP001 | FLOOR PLANS - PROPOSED | 1 : 50 | P2

FLOOR PLANS - PROPOSED

Sheet AP001 Index P2 Scale 1 : 50 Date 30/10/2024

Room Schedule	
Name	Area
PLANT ROOM	16 m ²
OFFICE	18 m ²
GYMNASIUM	17 m ²
W.C	2 m ²
STEAM ROOM	3 m ²
GOLF STUDIO	34 m ²
PUTTING STUDIO	23 m ²
SHOWER	2 m ²



1 FLOOR PLANS - DIMENSIONS
1:50



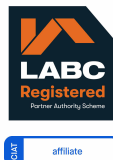
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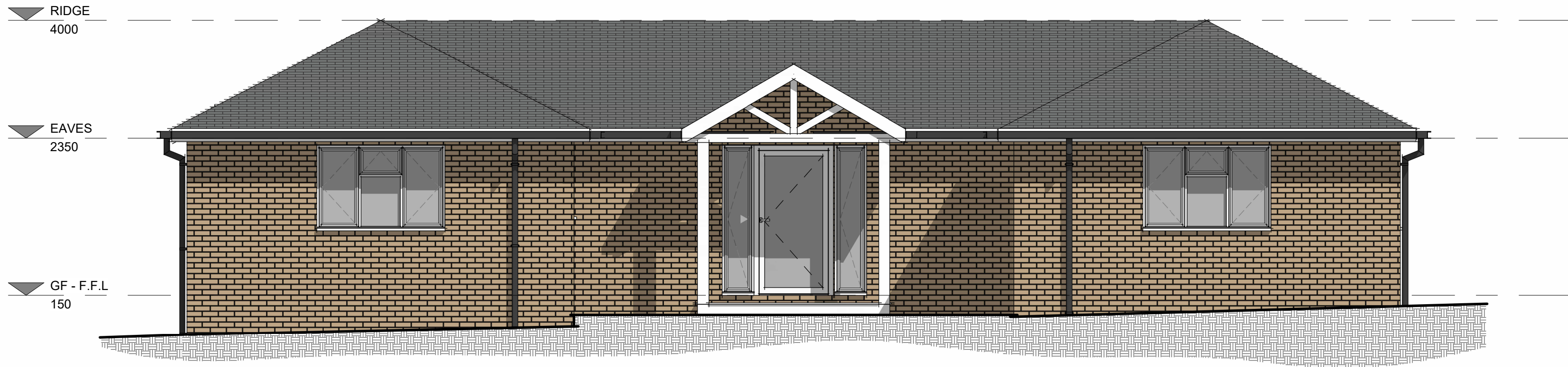
24-G-027

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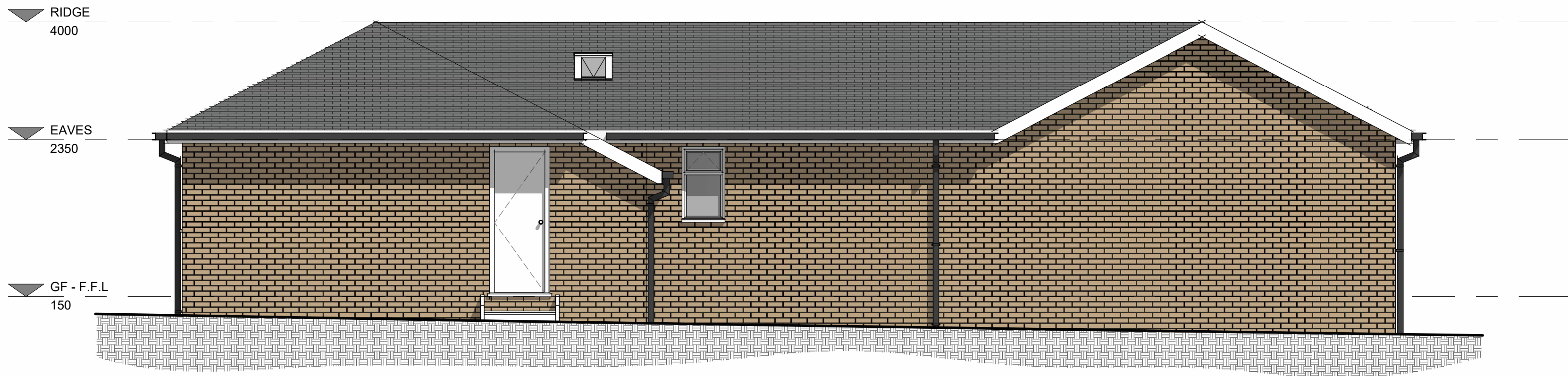
FLOOR PLANS - DIMENSIONS

24-G-027 | AP002 | FLOOR PLANS - DIMENSIONS | 1:50 | P2

Sheet AP002 Index P2 Scale 1:50 Date 30/10/2024



1 SOUTH ELEVATION - PROPOSED
1:50



2 WEST ELEVATION - PROPOSED
1:50

SCHEDULE OF MATERIALS

WALLS - YELLOW OLD STOCK BLEND FACING BRICKWORK
ROOF - MARLEY SLATE EFFECT TILES - DARK GREY
WINDOWS - UPVC - COLOUR - ANTHRACITE GREY
DOORS - UPVC - COLOUR - ANTHRACITE GREY



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24-G-027 | AP003 | PROPOSED ELEVATIONS - SOUTH AND WEST | 1 : 50 | P3

PROPOSED ELEVATIONS - SOUTH AND WEST

Sheet AP003 Index P3 Scale 1 : 50 Date 05/11/2024



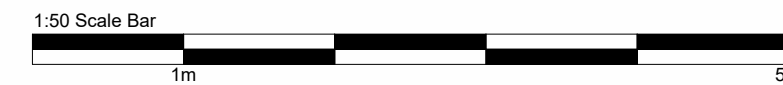
1 NORTH ELEVATION - PROPOSED
1:50



2 EAST ELEVATION - PROPOSED
1:50

SCHEDULE OF MATERIALS

WALLS - YELLOW OLD STOCK BLEND FACING BRICKWORK
ROOF - MARLEY SLATE EFFECT TILES - DARK GREY
WINDOWS - UPVC - COLOUR - ANTHRACITE GREY
DOORS - UPVC - COLOUR - ANTHRACITE GREY



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24-G-027 | AP004 | PROPOSED ELEVATIONS - NORTH AND EAST | 1:50 | P2

PROPOSED ELEVATIONS - NORTH AND EAST

Sheet AP004 Index P2 Scale 1:50 Date 30/10/2024

Room Schedule	
Name	Area
PLANT ROOM	16 m²
OFFICE	18 m²
GYMNASIUM	17 m²
W.C	2 m²
STEAM ROOM	3 m²
GOLF STUDIO	34 m²
PUTTING STUDIO	23 m²
SHOWER	2 m²



1 3D - FLOOR PLAN



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PLAN CONTENT

3D FLOOR PLAN - PROPOSED

Sheet	AP005	Index	P2	Scale	Date	30/10/2024
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24-G-027 | AP005 | 3D FLOOR PLAN - PROPOSED | P2



1 3D - EXTERNAL VIEW - A
NTS

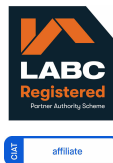
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RIBA STAGE 3 - SPATIAL COORDINATION

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PLAN CONTENT

3D - EXTERNAL VIEW - A

24-G-027 | AP006 | 3D - EXTERNAL VIEW - A | NTS | P2

Sheet	AP006	Index	P2	Scale	NTS	Date	30/10/2024
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1 3D - EXTERNAL VIEW - B
NTS

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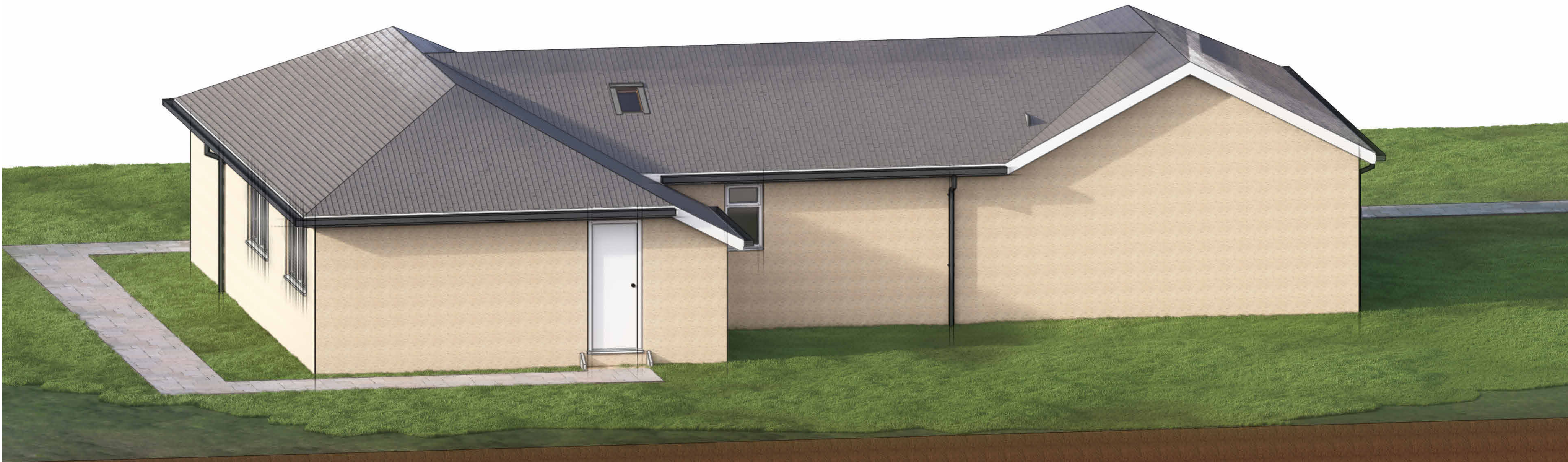
24-G-027

PLAN CONTENT

3D - EXTERNAL VIEW - B

24-G-027 | AP007 | 3D - EXTERNAL VIEW - B | NTS | P2

Sheet AP007 Index P2 Scale NTS Date 30/10/2024



1 3D - EXTERNAL VIEW - C
NTS

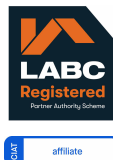
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24-G-027

PLAN CONTENT

3D - EXTERNAL VIEW - C

24-G-027 | AP008 | 3D - EXTERNAL VIEW - C | NTS | P3

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1 3D - EXTERNAL VIEW - D
NTS

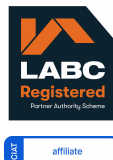
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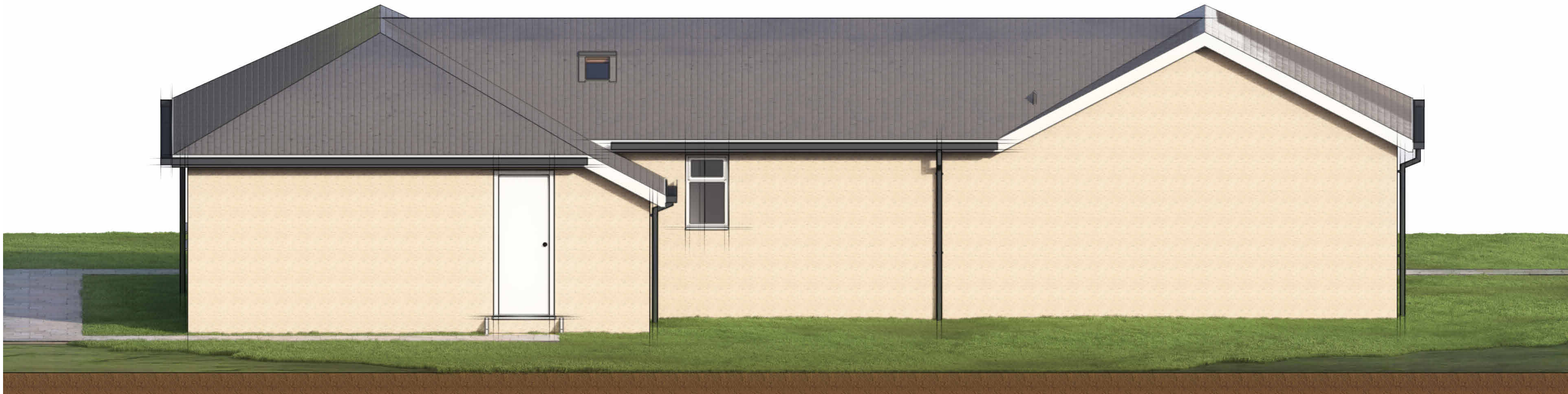
3D - EXTERNAL VIEW - D

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1 3D - ELEVATION - SOUTH
NTS



2 3D - ELEVATION - WEST
NTS

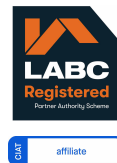
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P1	16/10/2024	PLANNING ISSUE
P2	30/10/2024	PLANNING ISSUE - REV A
P3	05/11/2024	PLANNING ISSUE - REV B

PROJECT

PLANNING ISSUE

Address: Riverways, New Bath Road, Twyford, Reading, RG10 9RY

Client: MR ROGER FROST

DRAWN BY

JB

CHECKED BY

SBE

24-G-027

PLAN CONTENT

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3D - ELEVATION - SOUTH AND WEST

Sheet AP010 Index P3 Scale NTS Date 05/11/2024



1 3D - ELEVATION - NORTH
NTS



2 3D - ELEVATION - EAST
NTS

GENERAL NOTES

This drawing has been prepared based on survey and other information supplied by others.
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RIBA WORK STAGE

RIBA STAGE 3 - SPATIAL COORDINATION

LEGEND

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PLAN CONTENT

3D - ELEVATION - NORTH AND EAST

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Sheet AP011 Index P2 Scale NTS Date 30/10/2024



1 3D - FLOOR PLAN - VIEW - A
NTS



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PLAN CONTENT

3D - FLOOR PLAN - VIEW A

Sheet AP012 Index P2 Scale NTS Date 30/10/2024

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24-G-027 | AP012 | 3D - FLOOR PLAN - VIEW A | NTS | P2

RIBA WORK STAGE
RIBA STAGE 3 - SPATIAL COORDINATION



1 3D - FLOOR PLAN - VIEW - B
NTS

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PLAN CONTENT

3D - FLOOR PLAN - VIEW B

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24-G-027 | AP013 | 3D - FLOOR PLAN - VIEW B | NTS | P2