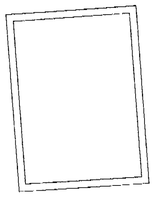
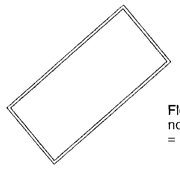
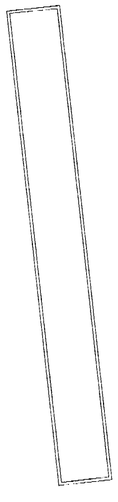
EXISTING



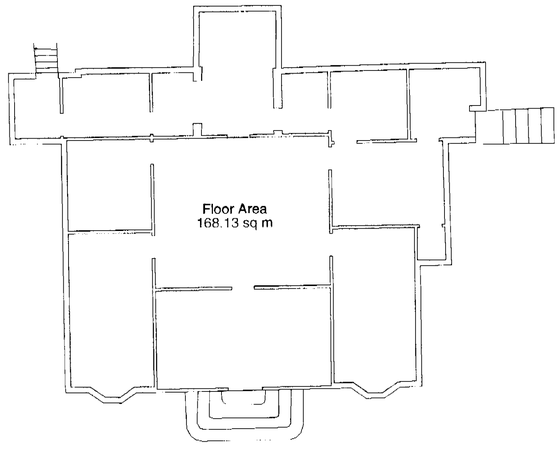
Floor area
south garage
= 29.12 sq.m



Floor area
north garage
= 14.44 sq.m

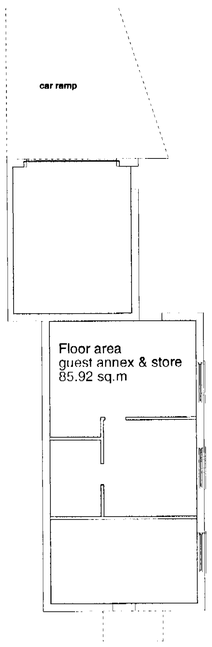


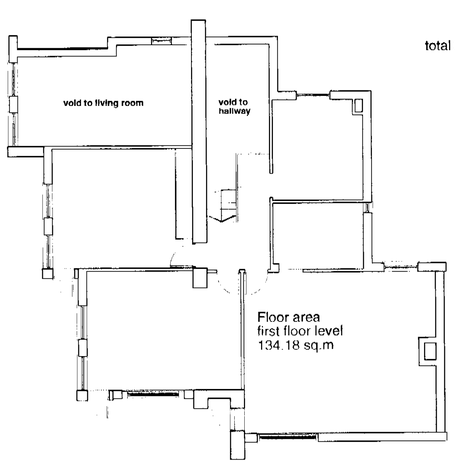
Floor area
guest annex and store
= 32.16 sq.m



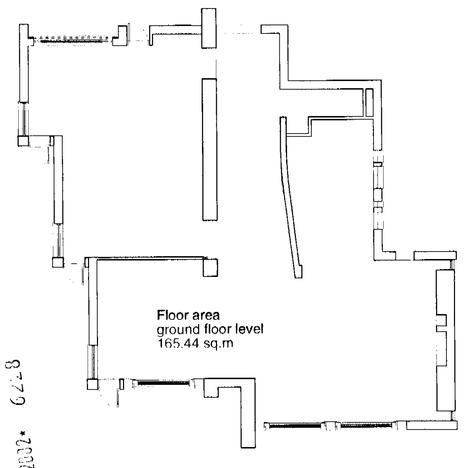
total 243.85

PROPOSED





total 385.54



6778

25 March 2002

REFUSED

REVISIONS:
A - 15.03.02
Recalculate measuring floor area to include wall thicknesses and to show revised design of outbuildings

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Diagram showing comparative floor areas of existing and proposed buildings on the site

DRAWING NUMBER: **DP206**
JOB NO: **J2501**
DATE: **January 2002**
SCALE: **1:100 @ A1**
REVISION: **A**
ISSUE: INFO TENDER CONSTR
DRAWN BY: **HRT**

The **Tugman** Partnership
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All dimensions to be checked on site
All dimensions are in millimetres
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Loddon Drive

Ground floor plan

gravel driveway

car ramp

garage

guest annex

workshop & garden store

main house

minor trimming required of shrubs along this side of the site to allow siting of new building alongside boundry line - existing shown dotted.

Roof plan

slate pitched roofs

parapet detail dressed with lead

lead dressings to parapets
cedarwood cladding
cedarwood garage door
painted render finish
car ramp to garage

West Elevation

painted render finish

East Elevation

car ramp to garage

cedarwood sash windows
painted render finish

North Elevation

slate pitched roofs
lead dressings to parapets

painted render finish

South Elevation

25 MAR 2002 6728

REFUSED

REVISIONS:
A - 15.03.02
Alter design of outbuildings and channel
B - 20.03.02
Channel extension and propane tank removed. Shrubbery reinstated.
B - 21.03.02
Channel extension removed as correction.

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Proposed garage, guest annex & store, - plans & elevations

DRAWING NUMBER: DP205
JOB NO: J2501
DATE: January 2002
SCALE: 1:100 @ A1
REVISION: C
ISSUE: INFO | TENDER | CONSTR
DRAWN BY: HRT

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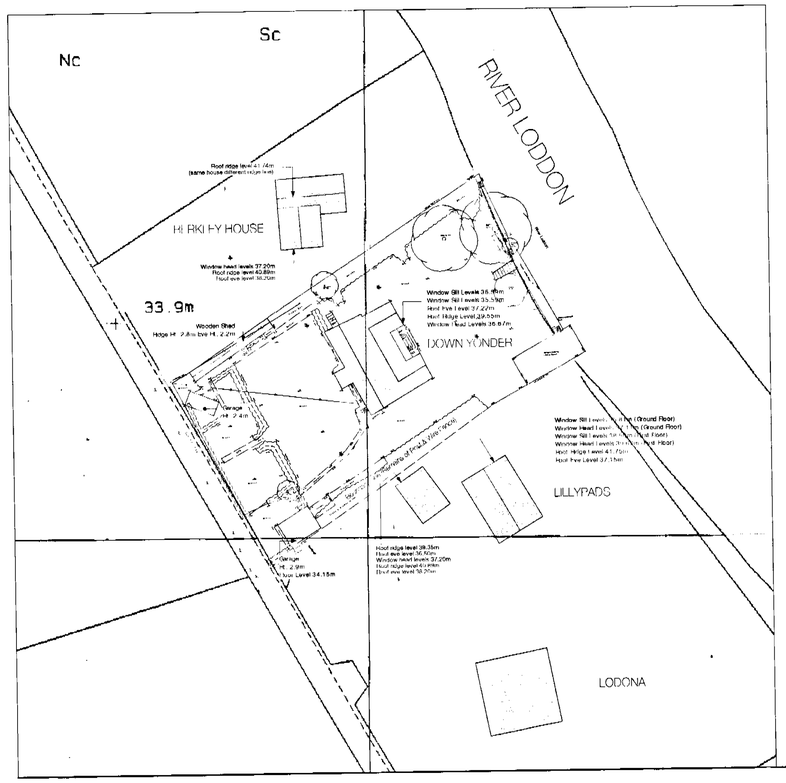
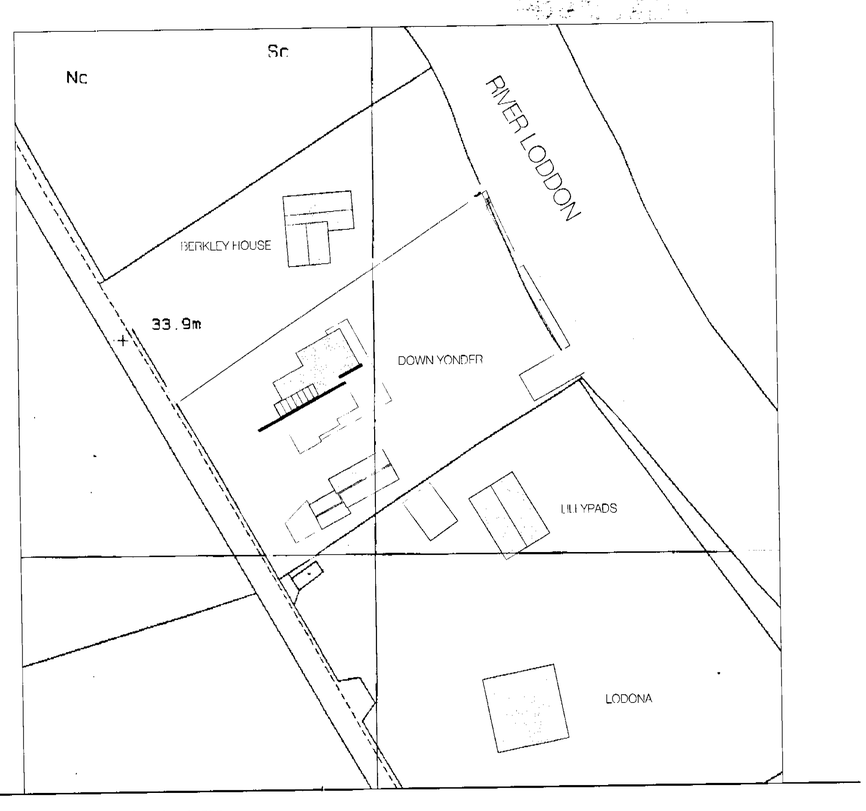


Existing Location plan 1: 500

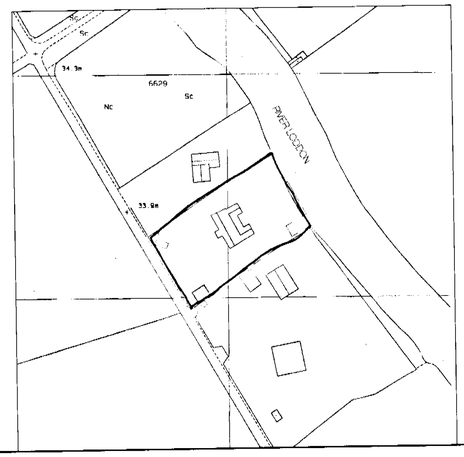


Proposed Location plan 1: 500

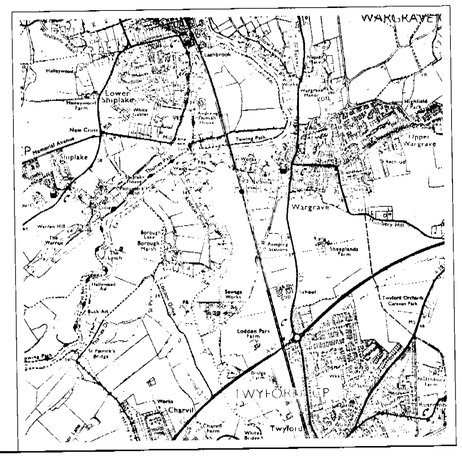
25.MAR2002 62_8



Photographs of neighbouring houses along Loddon Drive showing a variety of styles and sizes of dwelling



Location plan 1: 1250



Area map 1: 25 000

REFUSED

REVISIONS:
A - 21.03.02
Up-dated information of surrounding site locations.

PROJECT NAME
Culross House Loddon Drive Wargrave

DRAWING NAME
Location Plan showing photographs of other existing buildings on Loddon drive

DRAWING NUMBER: **DP201**
JOB NO: **J2501**
DATE: **January 2002**
SCALE: **1:1250 @ A1**
REVISION: **A**
ISSUE: INFO | TENDER | CONSTR
DRAWN BY: **HRT**

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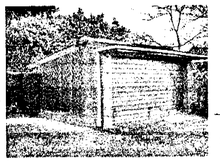


South Garage

Loddon Drive



North Garage



Guest annex and store external



Existing 'footprint' areas:

('footprint' in this instance means solid building construction above ground level and below 600mm over ground level, thus providing an obstruction to flood waters in the event of a flood up to 600mm above ground level - these areas are shown in black on the plan)

House = 70.11 sq.m

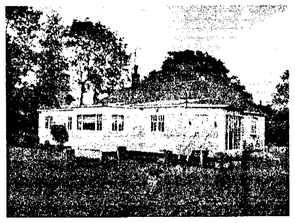
Annex & store = 32.14 sq.m

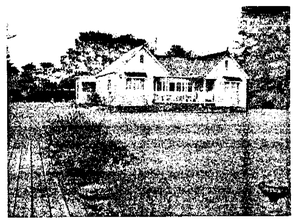
Garage = 7.22 sq.m

Garage = 29.12 sq.m

TOTAL = 138.59 sq.m

'Down Yonder' house from SW gate





'Down Yonder' house from riverside

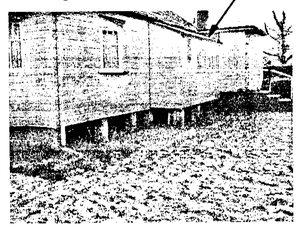




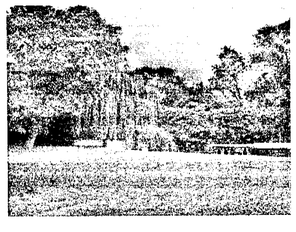
Trees & Shrubs along south boundry of site that are proposed to be cut back

ROOST

Example of 'footprint' configuration of existing house



Mature trees all to be retained



Garage Ht. 2.9m Flor Level 19.91m

Ht. 2.4m Garage

Timber constructed guest annex and store

Ridge Ht. 2.2m Eave Ht. 2.2m

House - 'Down Yonder'

Floor Level 20.43m
Roof Eve Level 22.98m
Roof Ridge Level 23.31m
Window Head Levels 22.43m
Window Sill Levels 21.35m

Ht. 1.3m

Flower Bed

Ht. 1.2m

Ht. 12WD Silver Birch

ROOST

Ht. 3m Willow Weeping

Ht. 15 Willow Weeping

Ht. 4m Magnolia

Walnut Ht. 14m

Wooden Landing Stage

(Water Below) Wooden Decking

Water Level 20/10/01

Gravel

Grass

Concrete

Trees & Bushes Ht. 1m

Shrubs

Yew Hedge Ht. 2m

Yew Hedge Ht. 3m

Boundary Line (Remains of Post & Wire Fence)

CPS

River Loddon

8279

REFUSED

PROJECT NAME	Culross House Loddon Drive Wargrave
DRAWING NAME	Existing Site Plan showing footprint of existing buildings + RESULTS
FIG 2	3
DRAWING NUMBER	DP202
JOB NO:	J2501
DATE:	January 2002
SCALE:	1:100 @ A1
REVISION:	
ISSUE:	INFO / TENDER / CONSTR
DRAWN BY:	HRT

The Tugman Partnership
51A, George Street
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Tel.: 020 8332 2665
Fax: 020 8332 1412

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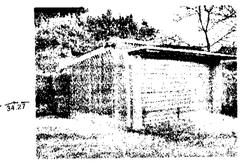
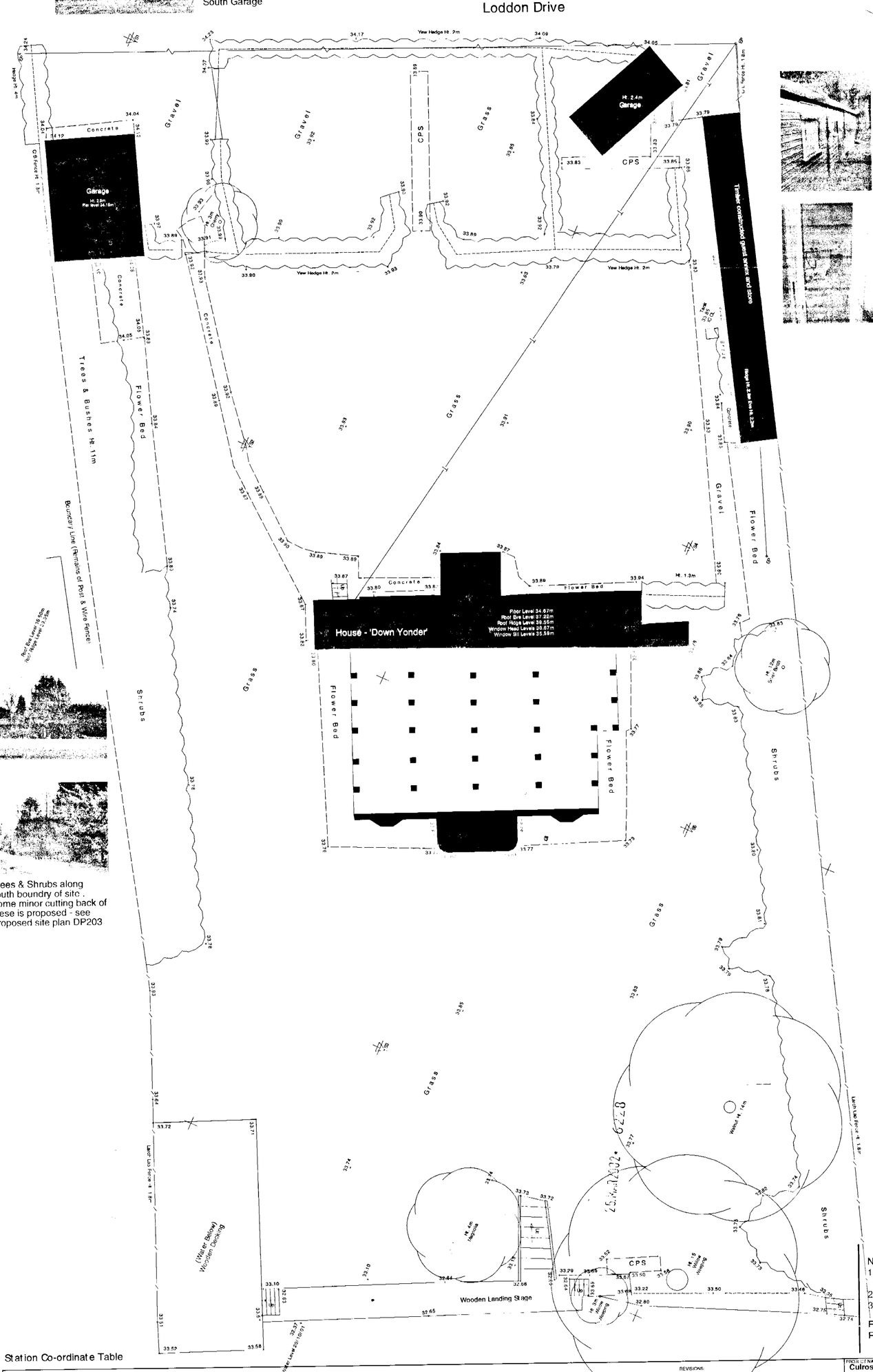


South Garage



North Garage



Guest annex and store external

Existing 'footprint' areas:

('footprint' in this instance means solid building construction above ground level and below 600mm over ground level, thus providing an obstruction to flood waters in the event of a flood up to 600mm above ground level - these areas are shown in black on the plan)

House = 70.11 sq.m

Annex & store = 32.14 sq.m

Garage = 7.22 sq.m

Garage = 29.12 sq.m

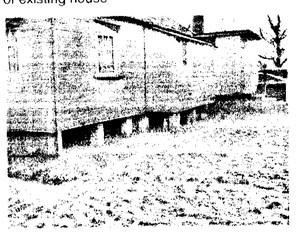
TOTAL = 138.59 sq.m

'Down Yonder' house from SW gate





'Down Yonder' house from riverside



Example of 'footprint' configuration of existing house



Mature trees all to be retained





Trees & Shrubs along south boundry of site. Some minor cutting back of these is proposed - see Proposed site plan DP203

NOTES
1. Levels related to OS Datum. Grid Ref : SU 7803 7852
Wall end N side road S side of culvert - Value 33.82m
2. Grid : local and arbitrary.
3. North Point indicative only.

Rev. A - 01/03/02 Levels adjusted to OS Datum
Rev. B - 19/03/02 Adjoining Properties Added

REFUSED

Station Co-ordinate Table

Station	Eastings	Northings	Height	Description
S1	250.000mE	250.000mN	34.244mH	Road Nail
S2	266.810mE	263.722mN	34.030mH	Peg
S3	292.565mE	282.435mN	33.960mH	Peg
S4	262.597mE	286.852mN	34.043mH	Peg
S5	275.957mE	292.534mN	33.953mH	Peg

REVISIONS:
A - 15.03.02
Show levels infomation with station co-ordinates.
Amend note re: South side trees and bushes

PROJECT NAME: Culross House Loddon Drive Wargrave

DRAWING NAME: Existing Site Plan showing footprint of existing buildings

DRAWING NUMBER: DP202

JOB NO: J2501 | DATE: January 2002 | SCALE: 1:100 @ A1

REVISION: A | ISSUE: INFO | TENDER | CONSTR | DRAWN BY: HRT

The Tugman Partnership
51A, George Street
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All dimensions are in millimetres

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Loddon Drive

gravel driveway

Roof plan

Ground floor plan

car ramp

garage

guest annex

main house

slate pitched roofs

parapet detail dressed with lead

shrubs and trees along this side of the site cut back to allow siting of new building alongside boundry line

workshop & garden store

dry boat house
(covered area for repair & maintenance)

wet boat house

West Elevation

lead dressings to parapets

cedarwood cladding

cedarwood garage door

painted render finish

car ramp to garage

POSITION of ARTIFICIAL ROOSTS

East Elevation

natural timber columns

painted render finish

new channel from river to 'wet' boat house

North Elevation

car ramp to garage

natural timber columns

cedarwood sash windows

painted render finish

South Elevation

slate pitched roofs

lead dressings to parapets

4-1m ht.

painted render finish

REFUSED

25 NOV 2002 67/8

fig 4
Mitigation

PROJECT NAME:	Culross House Loddon Drive Wargrave
DRAWING NAME:	Proposed garage, guest annex & store, and boathouse areas - plans & elevations
DRAWING NUMBER:	DP205
JOB NO.	J2501
DATE	January 2002
SCALE:	1:100 @ A1
DRAWN BY:	HRT
REVISION	
ISSUE:	INFO / TENDER / CONSTR.

The Tugmen Partnership
61A, George Street
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Surrey
TW9 1HJ
Tel: (020) 8332 2666
Fax: (020) 8332 1412

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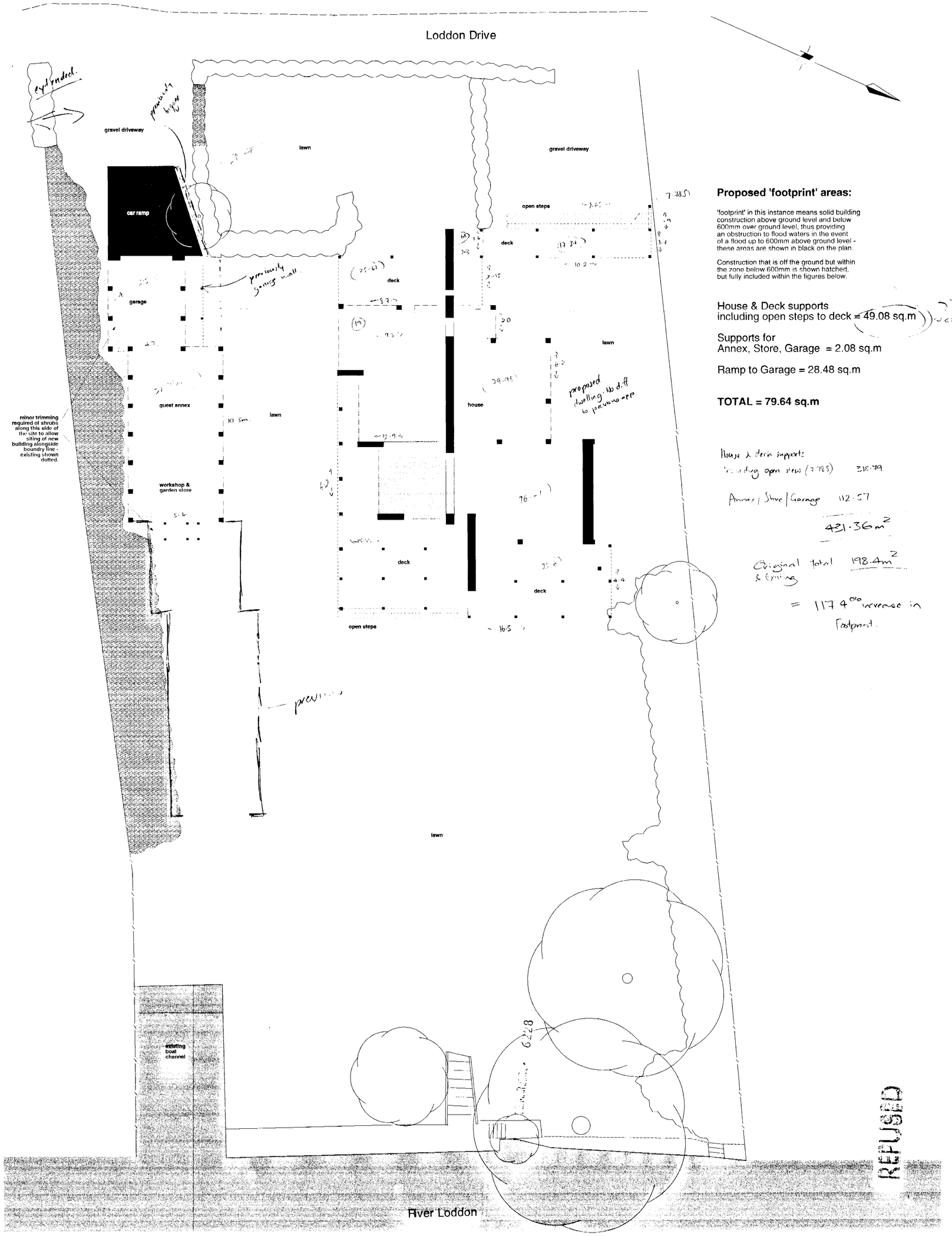

Proposed 'footprint' areas:

'footprint' in this instance means solid building construction above ground level and below 600mm over ground level, thus providing an obstruction to flood waters in the event of a flood up to 600mm above ground level - these areas are shown in black on the plan.

Construction that is off the ground but within the zone below 600mm is shown hatched, but fully included within the figures below.

House & Deck supports including open steps to deck = 49.08 sq.m

Supports for Annex, Store, Garage = 2.08 sq.m

Ramp to Garage = 28.48 sq.m

TOTAL = 79.64 sq.m

House & deck supports including open steps (7.785) 318.79

Annex / Store / Garage 112.57

431.36m²

Original total & Existing 198.4m²

= 117.4% increase in footprint.

REFUSED

REVISIONS:
A - 15.03.02
Alter design of outbuildings and channel and alter calculations accordingly.
B - 20.03.02
Channel extension and propane tank removed. Shrubbery reinstated.

PROJECT NAME: Culross House Loddon Drive Wargrave

DRAWING NAME: Proposed Site Plan showing 'footprint' of proposed buildings

DRAWING NUMBER: DP203 | JOB NO: J2501 | DATE: January 2002 | SCALE: 1:100 @ A1 | REVISION: B | ISSUE: INFO TENDER CONSTR | DRAWN BY: HRT

The Tugman Partnership
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Fax: +(0)8332 1412

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All dimensions are in millimetres

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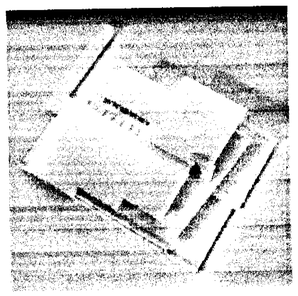
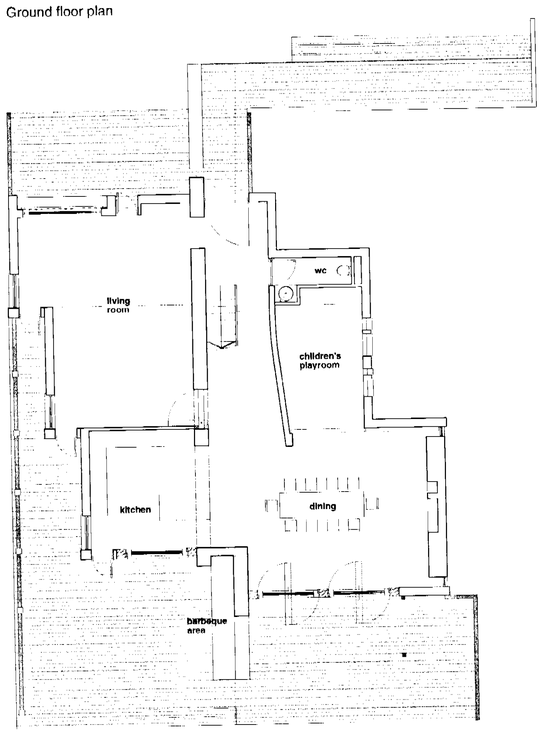
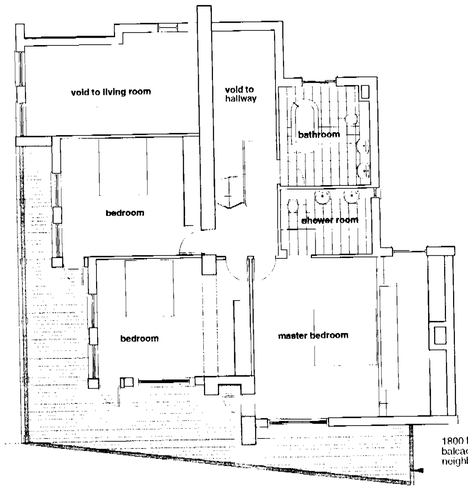
Model photograph: aerial view



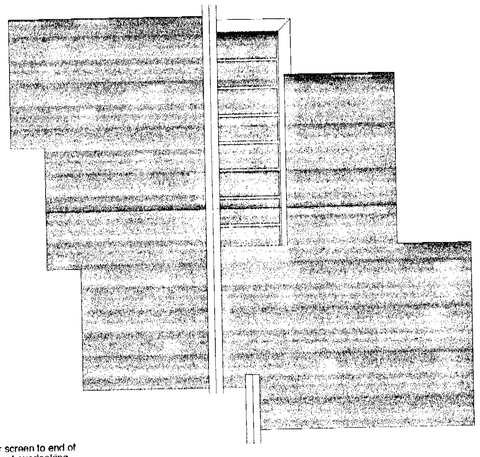
Ground floor plan



First floor plan



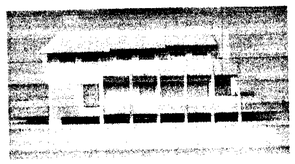
Roof plan



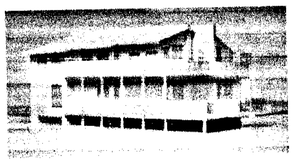
1800 high timber screen to end of balcaony to prevent overlooking neighbouring property

Model photo's:

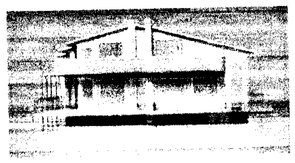
South elevation



South-East elevation

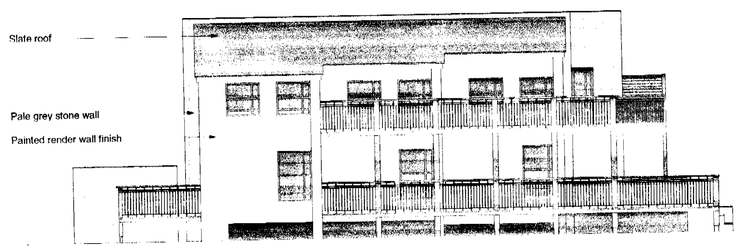


East elevation



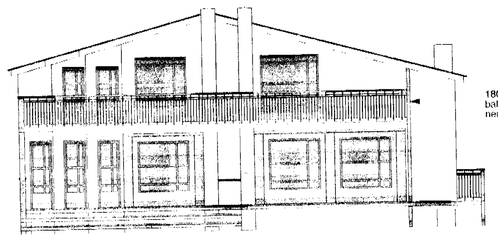
North-East elevation





South elevation

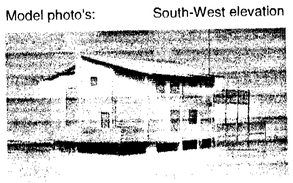
7.7m from natural ground level to highest point of roof



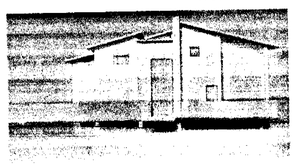
East elevation

Model photo's:

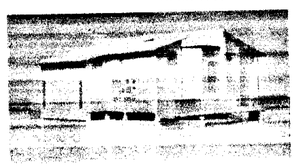
South-West elevation



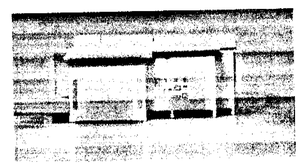
West elevation

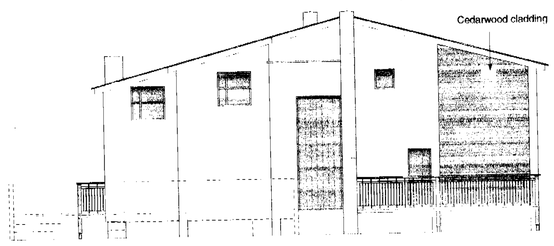


North-West elevation



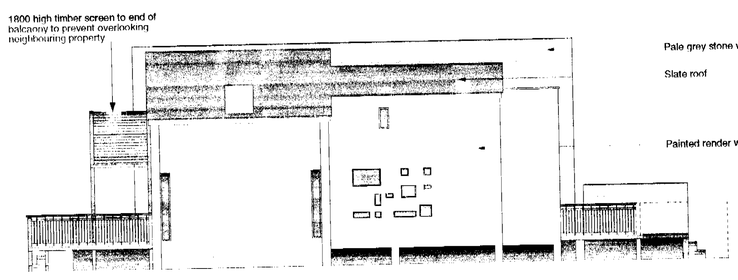
North elevation





7.7m from natural ground level to highest point of roof

West elevation



North elevation

REVISIONS:

A - 30.01.02
Remove window from Ground floor plan dining area (shown in error)

B - 15.03.02
Alter design of balcony and add screen to prevent overlooking

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Proposed House plans, elevations and model photographs

DRAWING NUMBER: **DP204**

JOB NO. J2501

DATE: January 2002

SCALE: 1:100 @ A1

DRAWN BY: HRT

H VISION: B

ISSUE: INFO | TENDER | CONSTR

The Tugman Partnership
bIA, Cowage Street
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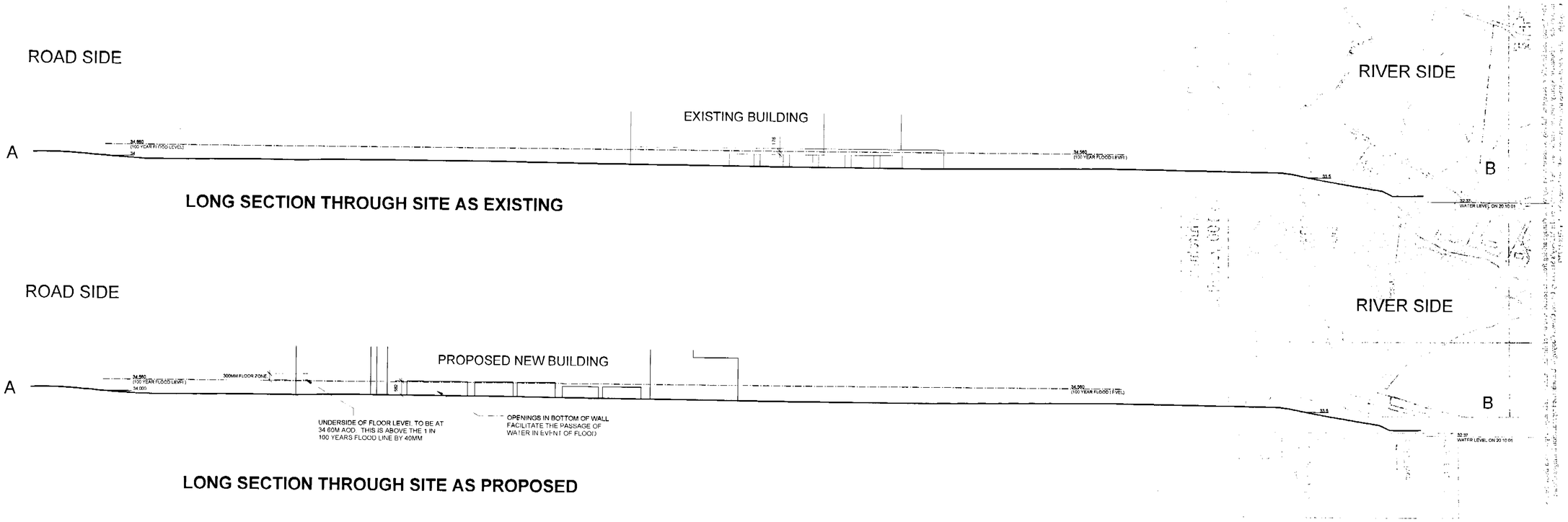
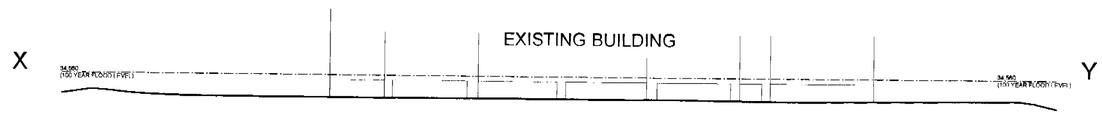
REFUSED

24/03/2002 6428

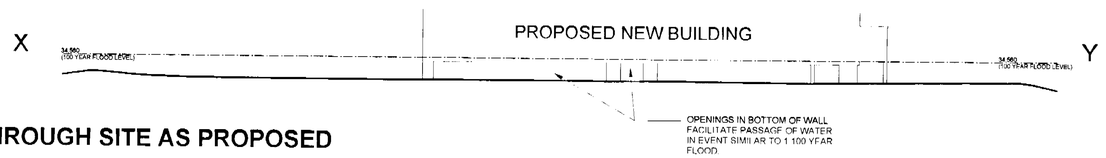


LONG SECTION THROUGH SITE AS EXISTING

LONG SECTION THROUGH SITE AS PROPOSED



CROSS-SECTION THROUGH SITE AS EXISTING



CROSS-SECTION THROUGH SITE AS PROPOSED

PLEASE NOTE:

ALL LEVELS RELATE TO THE ORDNANCE DATUM LEVEL.

THE 100 YEAR FLOOD LINE LEVEL REFERS TO A LEVEL OF 34.560M ABOVE THE ORDNANCE DATUM LEVEL.

SITE CONTOURS BASED ON PROFESSIONAL SURVEY.

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Flood Risk Assessment:
Existing and proposed site sections

DRAWING NUMBER: **FRA06**

JOB NO: **J2501**

DATE: **October 2002**

SCALE: **1:100 @ A1**

REVISION:

ISSUE: INFO | TENDER | CONSTR

DRAWN BY: **HDP**

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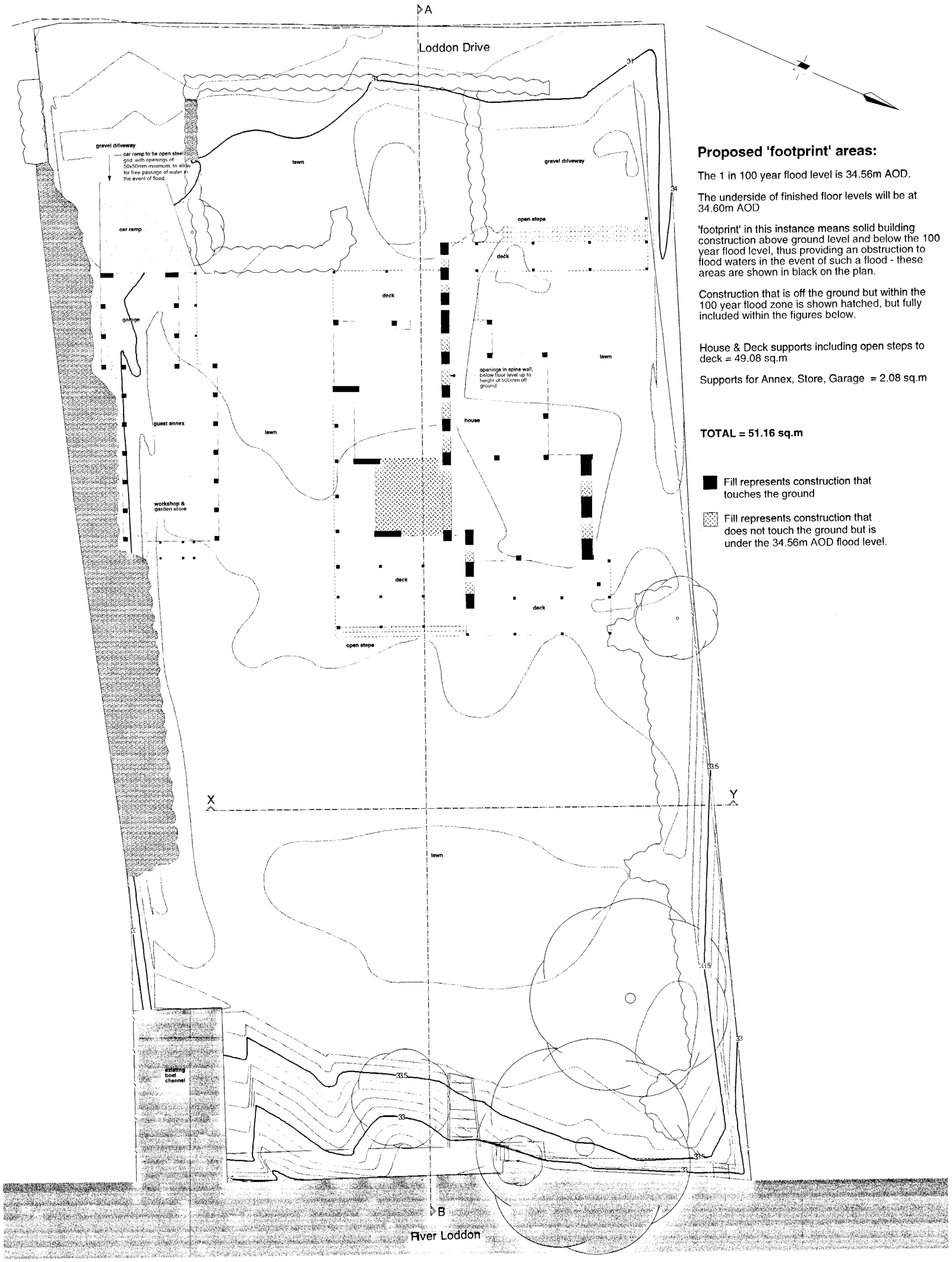

Proposed 'footprint' areas:

The 1 in 100 year flood level is 34.56m AOD.

The underside of finished floor levels will be at 34.60m AOD

'footprint' in this instance means solid building construction above ground level and below the 100 year flood level, thus providing an obstruction to flood waters in the event of such a flood - these areas are shown in black on the plan.

Construction that is off the ground but within the 100 year flood zone is shown hatched, but fully included within the figures below.

House & Deck supports including open steps to deck = 49.08 sq.m

Supports for Annex, Store, Garage = 2.08 sq.m

TOTAL = 51.16 sq.m

■ Fill represents construction that touches the ground

▨ Fill represents construction that does not touch the ground but is under the 34.56m AOD flood level.

PLEASE NOTE
All levels refer to Ordinance Datum

REVISIONS

25.09.02 - Footprint of out-building revealed - roof plan removed.

PROJECT NAME: Culross House Loddon Drive Wargrave

DRAWING NAME: Flood Risk Assessment: Proposed Site Plan and footprint

DRAWING NUMBER: FRA03 | JOB NO: J2501 | DATE: August 2002 | SCALE: 1:100 @ A1 | REVISION: B | ISSUE: INFO TENDER CONSTR | DRAWN BY: HRT

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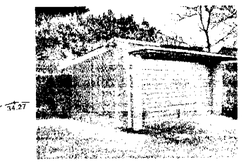


South Garage



North Garage

Loddon Drive

A

B

X

Y

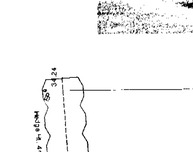
Garage
Ht. 3.6m
Floor level 34.15m

Ht. 2.4m
Garage

Timber constructed guest annex and store
Height 2.2m Eave Ht. 2.2m

House - 'Down Yonder'
Floor Level 34.67m
Roof Eve Level 37.22m
Roof Ridge Level 39.58m
Window Head Levels 38.67m
Window Sill Levels 35.59m

Gravel
Grass
Concrete
Flower Bed
Trees & Bushes Ht. 11m
Boundary Line (Remains of Post & Wire Fence)
Shrubs
Yew Hedge Ht. 2m
Yew Hedge Ht. 2m
CPS
Drain
Ht. 1.3m
Ht. 1.6m Silver Birch
Ht. 1.6m Hawthorn
Ht. 1.4m Hawthorn
Ht. 1.4m Hawthorn
Ht. 1.4m Hawthorn
Ht. 1.4m Hawthorn
Ht. 1.4m Hawthorn
Ht. 1.4m Hawthorn
Larch Lap Fence Ht. 1.8m
Larch Lap Fence Ht. 1.8m
(Water Butt)
Wooden Decking
Wooden Landing Stage
Water Level 30.10.01





Trees & Shrubs along south boundry of site. Some minor cutting back of these is proposed - see Proposed site plan DP203

River Loddon

Guest annex and store external





Existing 'footprint' areas:

- The 1 in 100 year flood level is 34.56m above Ordinance Datum.
- ('footprint' in this instance means solid building construction above ground level and below the 100 year flood level, thus providing an obstruction to flood waters in the event of such a flood - these areas are shown in black on the plan)

House = 70.11 sq.m
Annex & store = 32.14 sq.m
Garage = 7.22 sq.m
Garage = 29.12 sq.m

TOTAL = 138.59 sq.m

Fill represents construction touches the ground

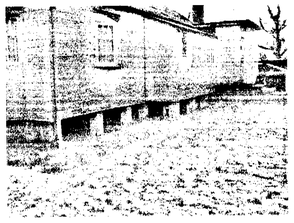
'Down Yonder' house from SW gate





'Down Yonder' house from riverside

Example of 'footprint' configuration of existing house



Mature trees all to be retained



NOTES
1. Levels related to OS Datum. Grid Ref : SU 7803 7852 Wall end N side road S side of culvert - Value 33.82m
2. Grid : local and arbitrary.
3. North Point indicative only.

PLEASE NOTE
All levels related to Ordinance Datum.

Station Co-ordinate Table

Station	Eastings	Northings	Height	Description
S1	250.000mE	250.000mN	34.244mH	Road Nail
S2	266.810mE	263.722mN	34.030mH	Peg
S3	292.565mE	282.435mN	33.960mH	Peg
S4	262.597mE	286.852mN	34.043mH	Peg
S5	275.957mE	292.534mN	33.953mH	Peg

PROJECT NAME: Culross House Loddon Drive Wargrave

DRAWING NAME: Flood Risk Assessment: Existing Site Plan and footprint

DRAWING NUMBER: FRA02

JOB NO: J2501

DATE: October 2002

SCALE: 1:100 @ A1

REVISION: A

ISSUE: INFO | TENDER | CONSTR

DRAWN BY: HRT

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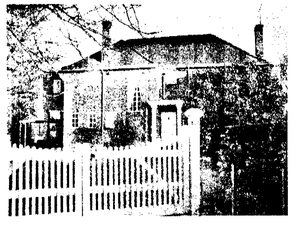
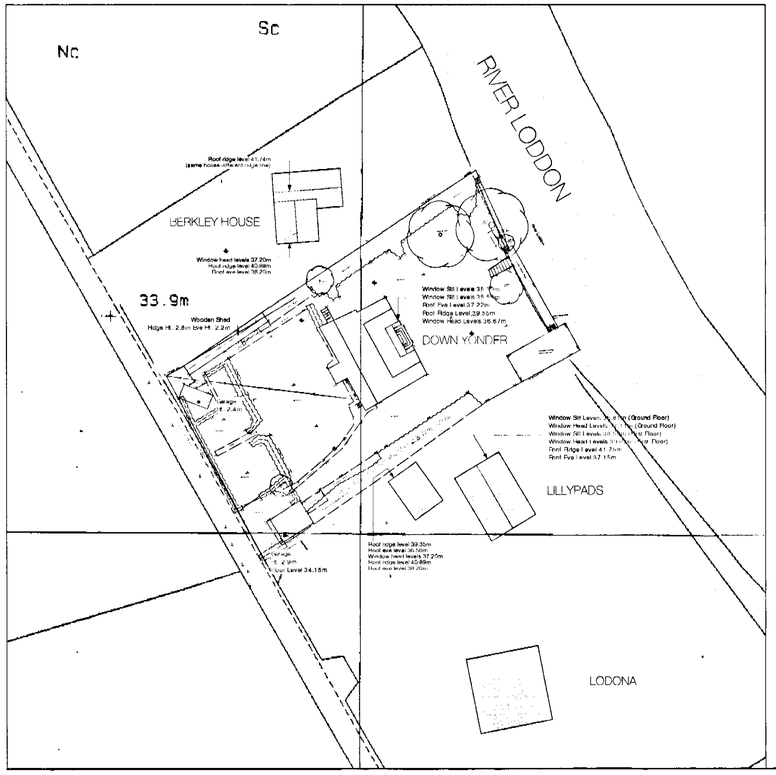
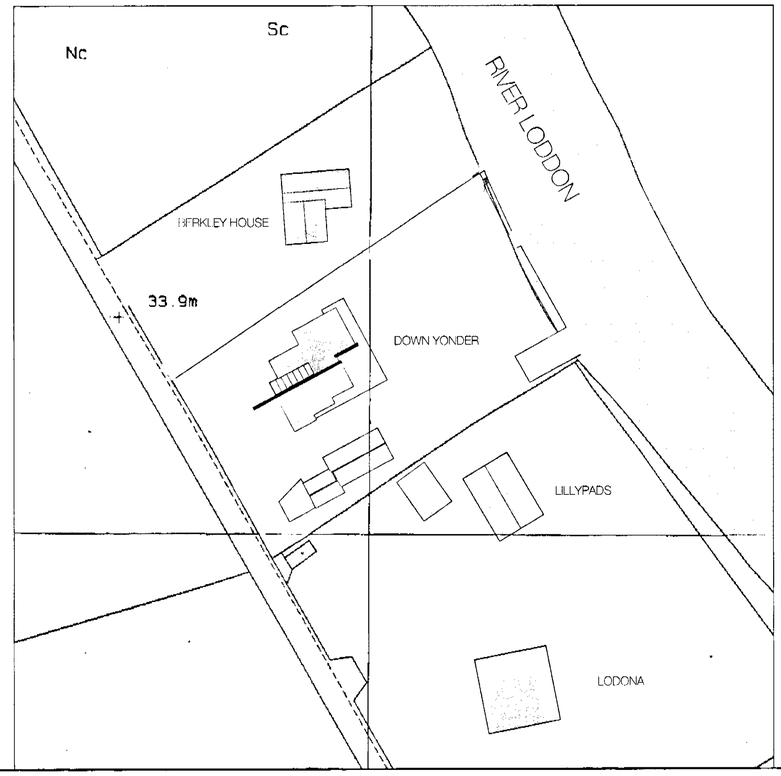




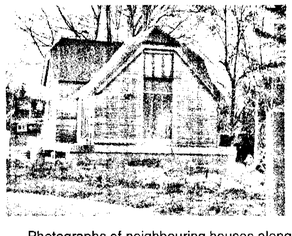


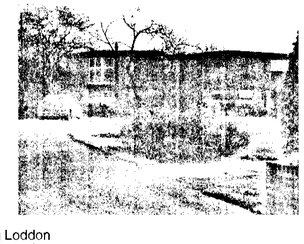


Existing Location plan 1: 500

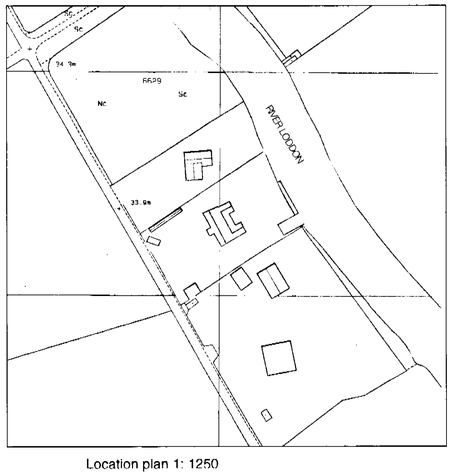


Proposed Location plan 1: 500

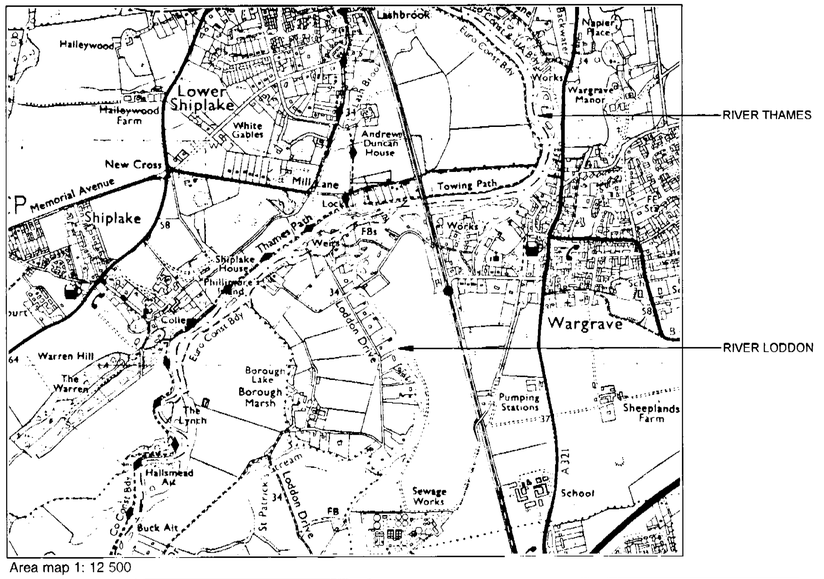




Photographs of neighbouring houses along Loddon Drive showing a variety of styles and sizes of dwelling



Location plan 1: 1250



Area map 1: 12 500

REVISIONS

25.09.02 - Correction of buildings positions, [illegible] Plan.

PROJECT NAME
Culross House Loddon Drive Wargrave

DRAWING NAME
Location Plan

The Tugman Partnership
91A, George Street
Richmond
Surrey
TW9 1HU
Tel 020 8332 9885
Fax 020 8332 1412

DRAWING NUMBER	JOB NO	DATE		SCALE
FRA01	J2501	August 2002		Shown @ A1
	REVISION: A	ISSUE: INFO	TENDER CONSTR	DRAWN BY: HRT

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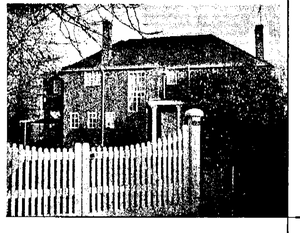
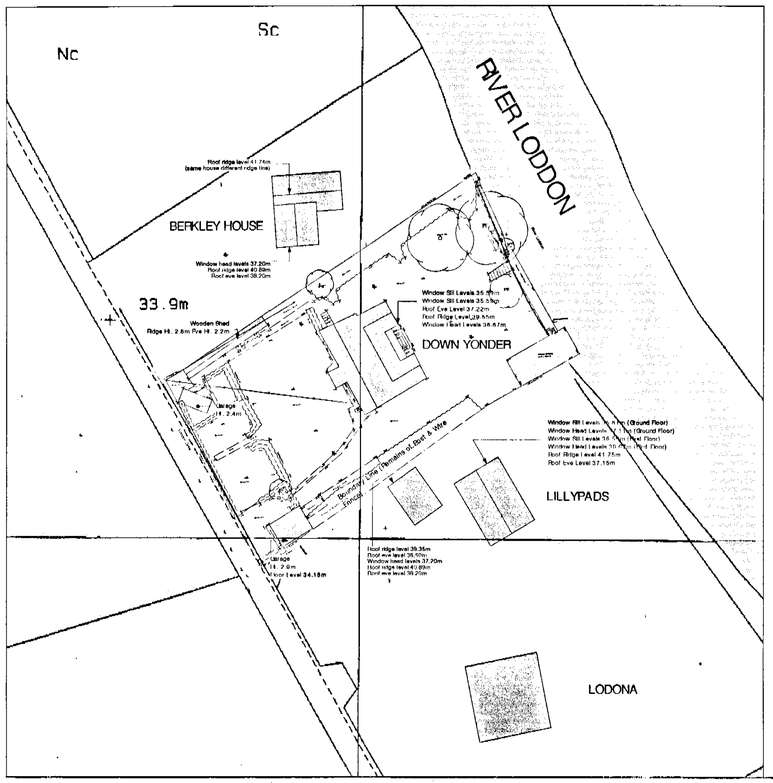
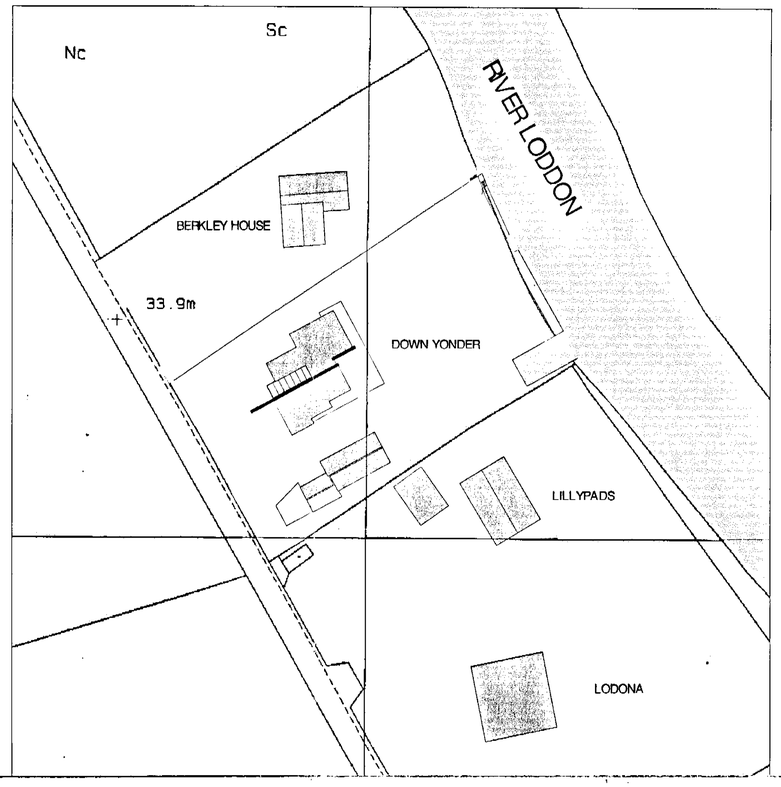








Existing Location plan 1: 500

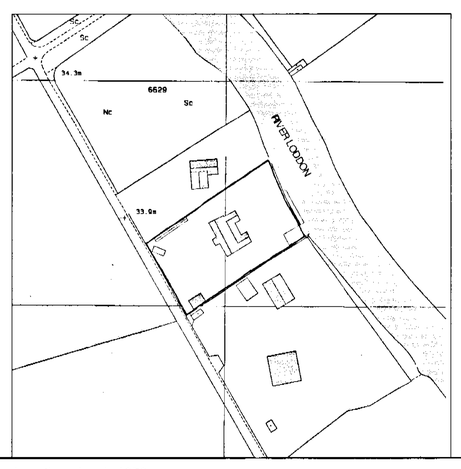


Proposed Location plan 1: 500

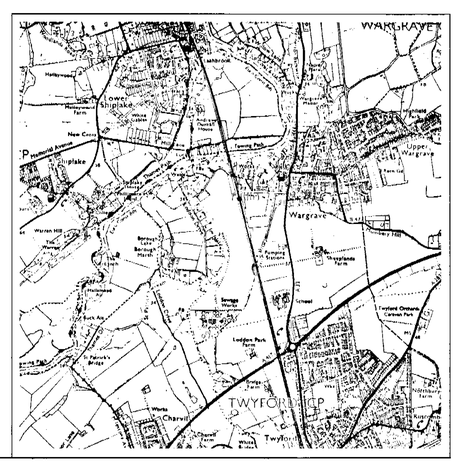




Photographs of neighbouring houses along Loddon Drive showing a variety of styles and sizes of dwelling



Location plan 1: 1250



Area map 1: 25 000

REVISIONS:
A - 21.03.02
Up-dated information of surrounding site locations.

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Location Plan showing photographs of other existing buildings on Loddon drive

DRAWING NUMBER:	JOB NO:	DATE:	SCALE:
DP201	J2501	January 2002	1:1250 @ A1

REVISION: A | ISSUE: INFO | TENDER | CONSTR | DRAWN BY: HRT

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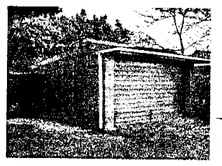


South Garage

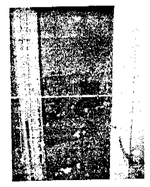


North Garage

Loddon Drive



Guest annex and store external



Existing 'footprint' areas:

('footprint' in this instance means solid building construction above ground level and below 600mm over ground level, thus providing an obstruction to flood waters in the event of a flood up to 600mm above ground level - these areas are shown in black on the plan)

House = 70.11 sq.m

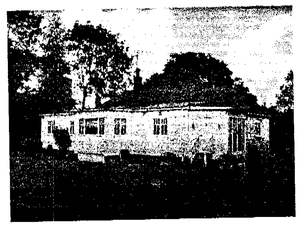
Annex & store = 32.14 sq.m

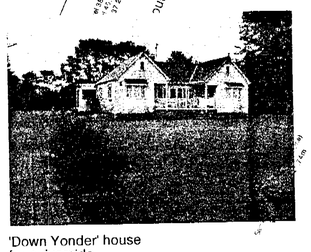
Garage = 7.22 sq.m

Garage = 29.12 sq.m

TOTAL = 138.59 sq.m

'Down Yonder' house from SW gate





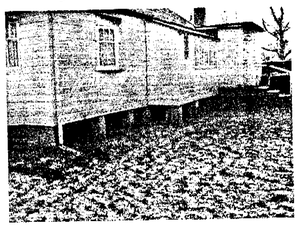
'Down Yonder' house from riverside





Trees & Shrubs along south boundry of site . Some minor cutting back of these is proposed - see Proposed site plan DP203

Example of 'footprint' configuration of existing house



Mature trees all to be retained



NOTES

1. Levels related to OS Datum. Grid Ref : SU 7803 7852
   Wall end N side road S side of culvert - Value 33.82m
2. Grid : local and arbitrary.
3. North Point indicative only.

Rev. A - 01/03/02 Levels adjusted to OS Datum
Rev. B - 19/03/02 Adjoining Properties Added

Station Co-ordinate Table

Station	Eastings	Northings	Height	Description
S1	250.000mE	250.000mN	34.244mH	Road Nail
S2	266.810mE	263.722mN	34.030mH	Peg
S3	292.565mE	282.435mN	33.960mH	Peg
S4	262.597mE	286.852mN	34.043mH	Peg
S5	275.957mE	292.534mN	33.953mH	Peg

REVISIONS:
A - 15.03.02
Show levels infomation with station co-ordinates.
- Amend note re: South side trees and bushes

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Existing Site Plan showing footprint of existing buildings

The Tugman Partnership
61A, George Street
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Tel : 020 8332 2985
Fax : 020 8332 1412

DRAWING NUMBER: DP202
JOB NO: J2501
DATE: January 2002
SCALE: 1:100 @ A1
REVISION: A
ISSUE: INFO TENDER CONSTR
DRAWN BY: HRT

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Loddon Drive

gravel driveway

lawn

gravel driveway

car ramp

open steps

deck

deck

garage

lawn

guest annex

house

minor trimming required of shrubs along this side of the site to allow siting of new building alongside boundry line - existing shown dotted.

lawn

workshop & garden store

deck

deck

open steps

lawn

existing boat channel

River Loddon

Proposed 'footprint' areas:

'footprint' in this instance means solid building construction above ground level and below 600mm over ground level, thus providing an obstruction to flood waters in the event of a flood up to 600mm above ground level - these areas are shown in black on the plan.

Construction that is off the ground but within the zone below 600mm is shown hatched, but fully included within the figures below.

House & Deck supports including open steps to deck = 49.08 sq.m

Supports for Annex, Store, Garage = 2.08 sq.m

Ramp to Garage = 28.48 sq.m

TOTAL = 79.64 sq.m

REVISIONS:

A - 15.03.02
Alter design of outbuildings and channel and alter calculations accordingly.
B - 20.03.02
Channel extension and propane tank removed. Shrubbery reinstated.

PROJECT NAME: **Culross House Loddon Drive Wargrave**

DRAWING NAME: **Proposed Site Plan showing 'footprint' of proposed buildings**

DRAWING NUMBER: **DP203**

JOB NO: **J2501**

DATE: **January 2002**

SCALE: **1:100 @ A1**

REVISION: **B**

ISSUE: INFO | TENDER | CONSTR

DRAWN BY: **HRT**

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Fax : 020 8332 1412

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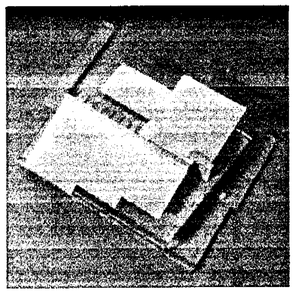
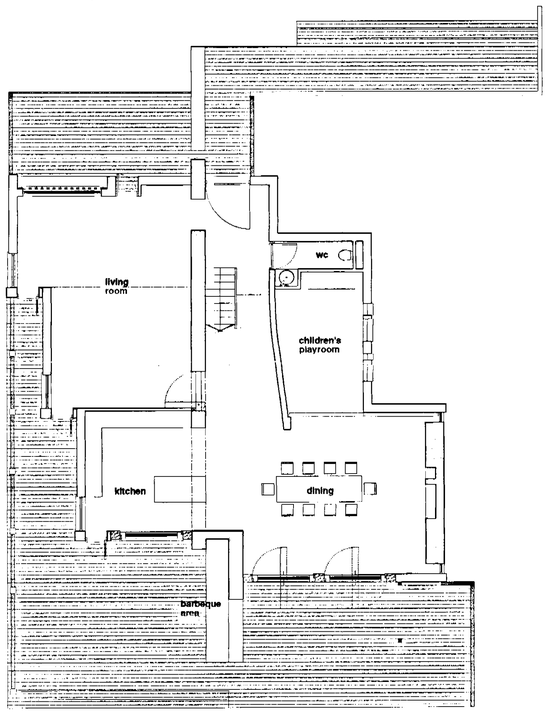
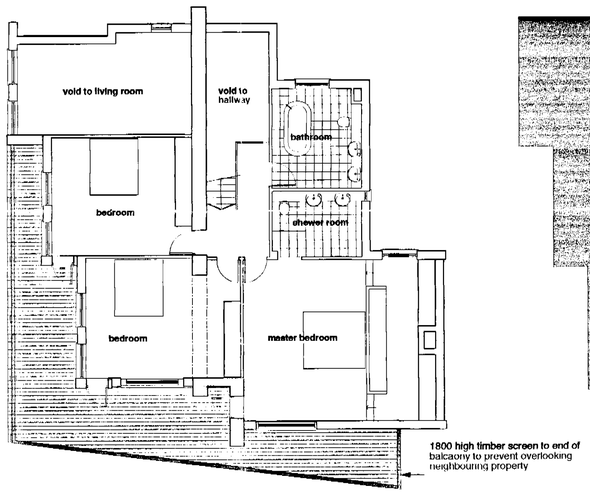
Model photograph: aerial view



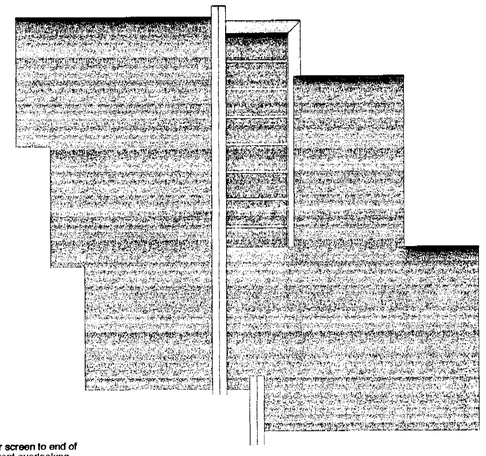
Ground floor plan



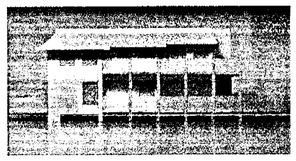
First floor plan



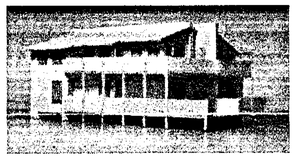
Roof plan



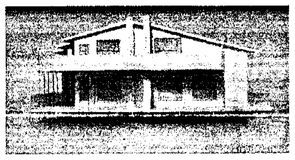
Model photo's: South elevation



South-East elevation

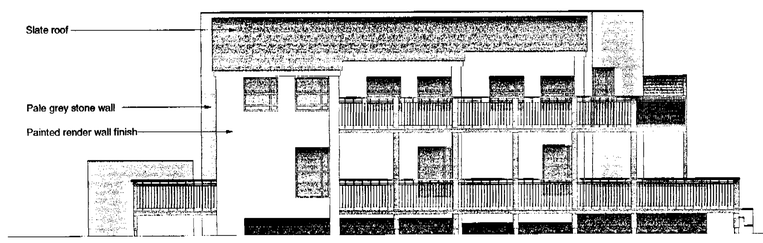


East elevation



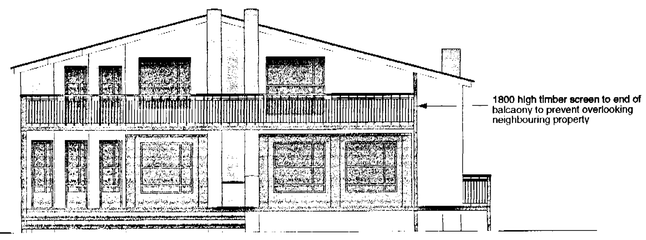
North-East elevation





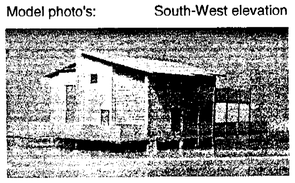
South elevation

7.7m from natural ground level to highest point of roof

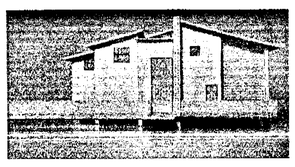


East elevation

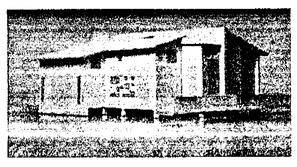
Model photo's: South-West elevation



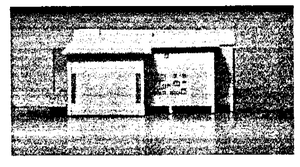
West elevation

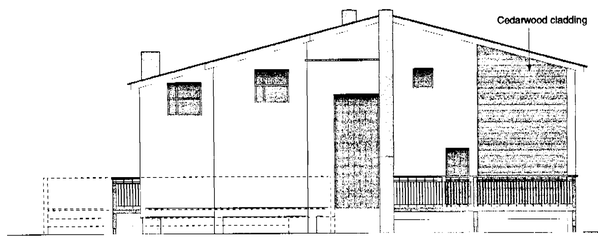


North-West elevation



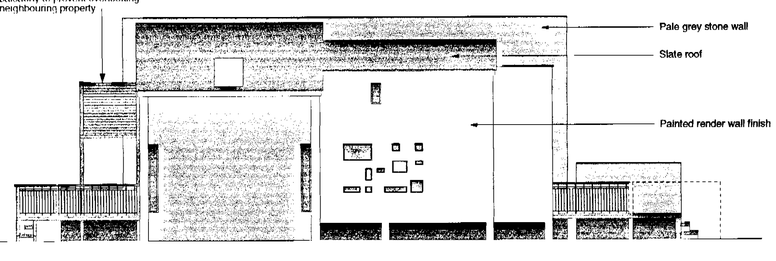
North elevation





7.7m from natural ground level to highest point of roof

1800 high timber screen to end of balcaony to prevent overlooking neighbouring property



West elevation

North elevation

REVISIONS:

A - 30.01.02
Remove window from Ground floor plan dining area (shown in error)

B - 15.03.02
Alter design of balcony and add screen to prevent overlooking

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Proposed House plans, elevations and model photographs

The Tegman Partnership
61A George Street
Richmond
Surrey
TW9 1HJ
Tel 020 8332 2885
Fax 020 8332 1412

DRAWING NUMBER: DP204
JOB NO: J2501
DATE: January 2002
SCALE: 1:100 @ A1
REVISION: B
ISSUE: INFO | TENDER | CONSTR
DRAWN BY: HRT

Do not scale from this drawing
All dimensions to be checked on site
All dimensions are in millimetres

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Loddon Drive

Ground floor plan

gravel driveway

car ramp

garage

guest annex

workshop & garden store

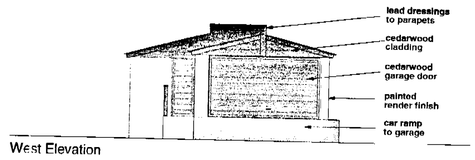
main house

minor trimming required of shrubs along this side of the site to allow siting of new building alongside boundry line - existing shown dotted.

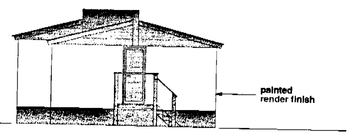
Roof plan

slate pitched roofs

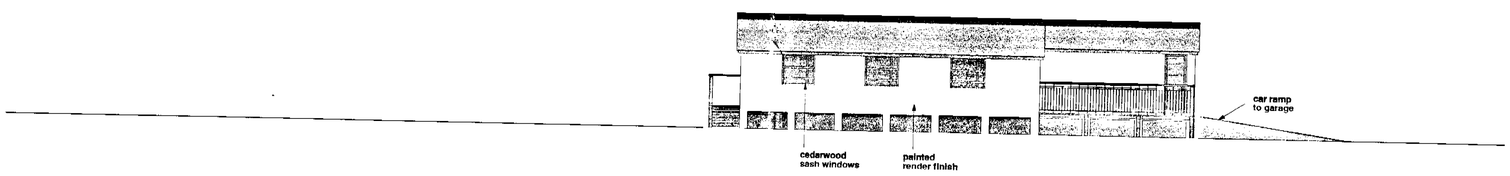
parapet detail dressed with lead



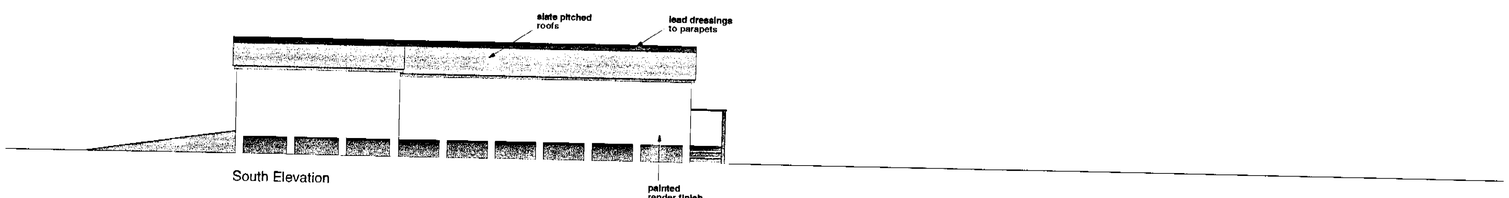
West Elevation



East Elevation



North Elevation



South Elevation

REVISIONS:
A - 15.03.02
Alter design of outbuildings and channel
B - 20.03.02
Channel extension and propane tank removed. Shrubbery reinstated.
C - 21.03.02
Channel extension removed as correction.

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Proposed garage, guest annex & store, - plans & elevations

DRAWING NUMBER: DP205
JOB NO: J2501
DATE: January 2002
SCALE: 1:100 @ A1
REVISION: C
ISSUE: INFO TENDER CONSTR
DRAWN BY: HRT

The Twigman Partnership
51A, George Street
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Surrey
TW9 1HJ
Tel : 020 8332 2665
Fax : 020 8332 1412

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All dimensions are in millimetres

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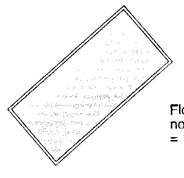
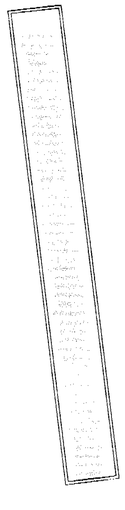
EXISTING



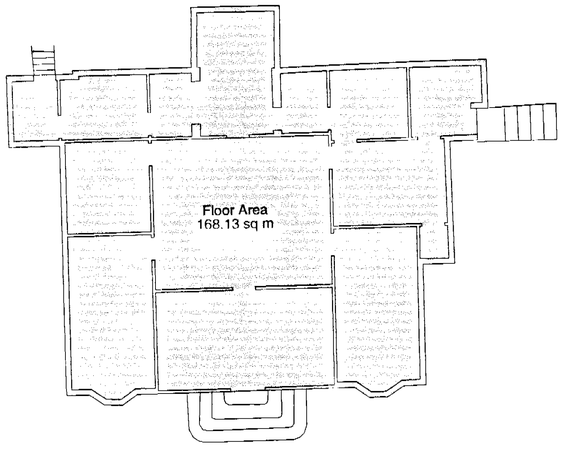
Floor area
south garage
= 29.12 sq.m



Floor area
north garage
= 14.44 sq.m

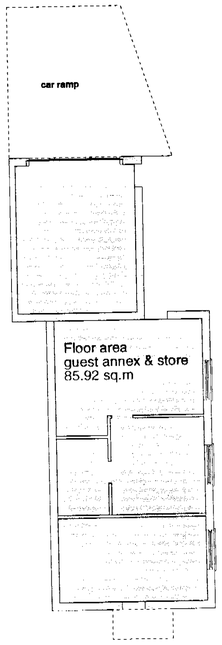


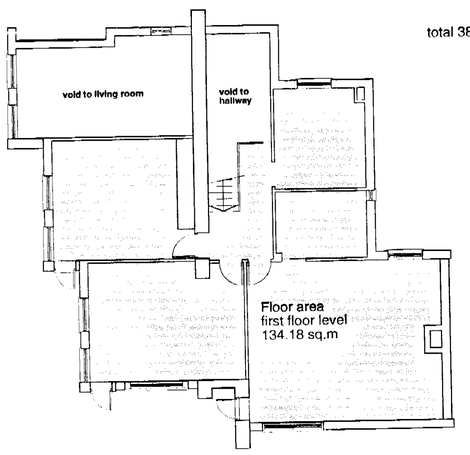
Floor area
guest annex and store
= 32.16 sq.m



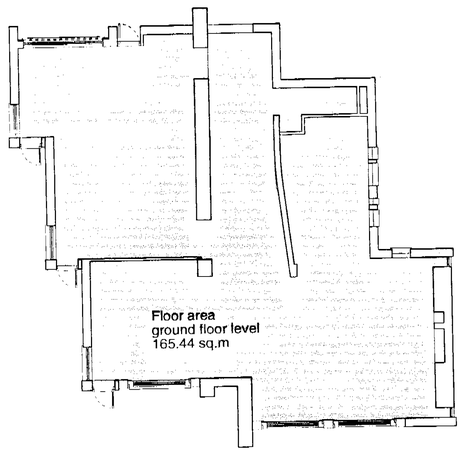
total 243.85

PROPOSED





total 385.54



REVISIONS:
A - 15.03.02
Recalculate measuring floor area to include wall thicknesses and to show revised design of outbuildings

PROJECT NAME:
Culross House Loddon Drive Wargrave

DRAWING NAME:
Diagram showing comparative floor areas of existing and proposed buildings on the site

DRAWING NUMBER: DP206
JOB NO: J2501
DATE: January 2002
SCALE: 1:100 @ A1
REVISION: A
ISSUE: INFO | TENDER | CONSTR
DRAWN BY: HRT

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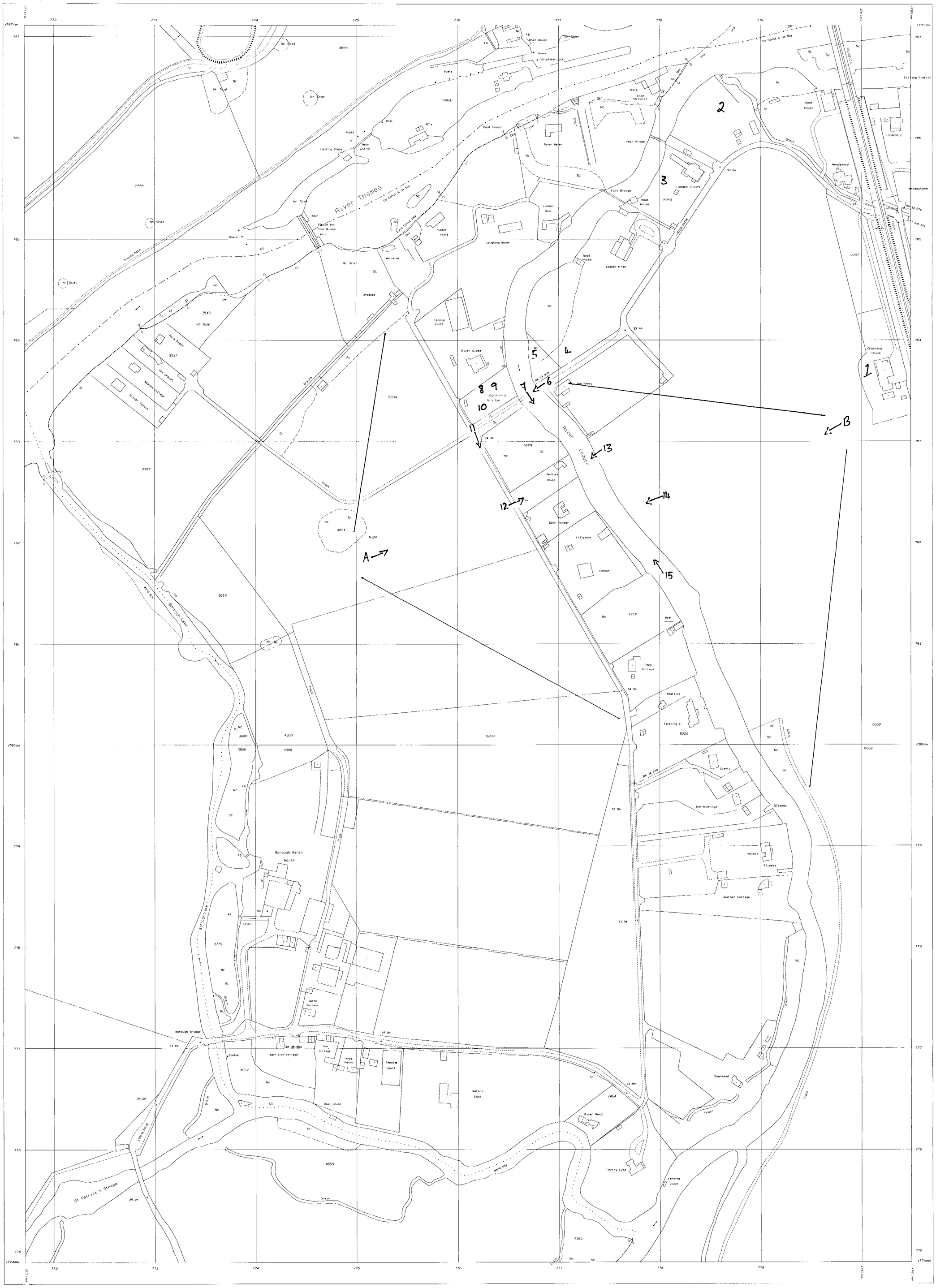
Option 1
Site-centred



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20 0 20 40 60 80 100
Metres

Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan SU7778

The representation of a road, track or path is no evidence of a right of way.

Heights are given in metres above Datum

The alignment of tunnels is approximate.

Centre Coordinates: 477610 178100
Supplied by: Stanfords, London WC2
Serial Number: 29546

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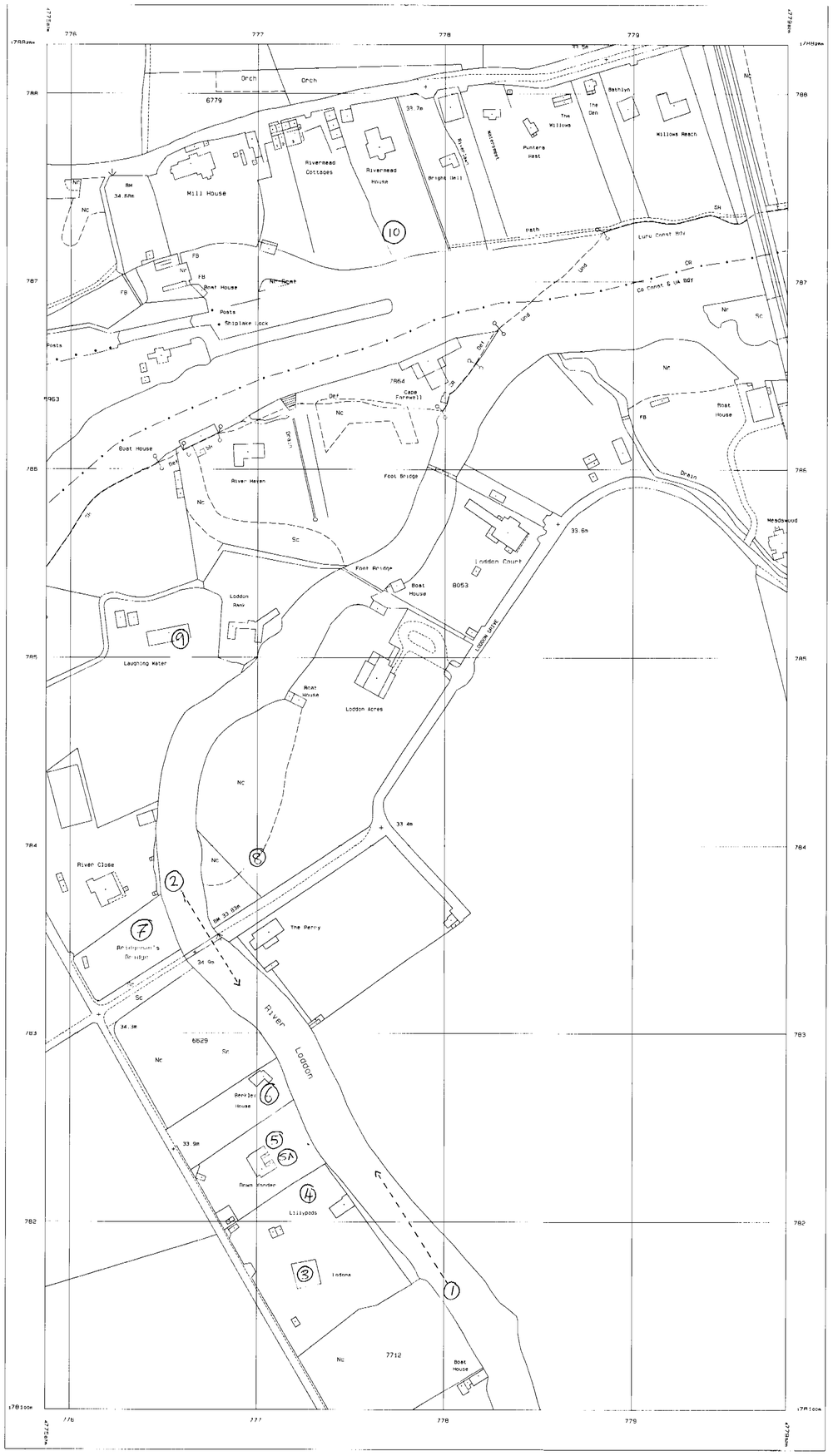
Option 1
Site-centred



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Administrative boundaries revised to Dec 1997

20 0 20 40 60 80 100
Metres

Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU779

The representation of a road, track or path is no evidence of a right of way

Heights are given in metres above Datum

The alignment of tunnels is approximate.

Centre Coordinates 477794 178463
Supplied by: Stanfords, London WC2
Serial Number: 07886

Map Key River Views from Loddon



1 Looking NW from Lodona to Bridgemans



2 Looking SE from Bridgemans to Lodona



3 Lodona



4 Lillypads



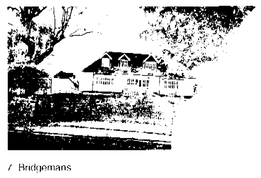
5 Down Yonder



5a Down Yonder view from FAR Riverbank



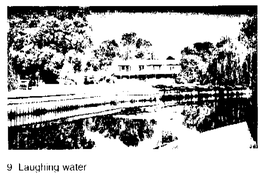
6 Berkley House



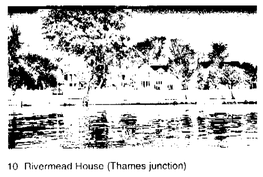
7 Bridgemans



8 Riverside House



9 Laughing water



10 Rivermead House (Thames junction)



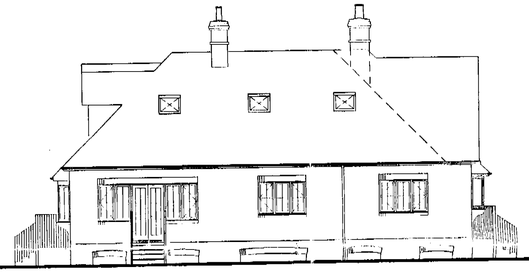
WEST FRONT ELEVATION 1:100



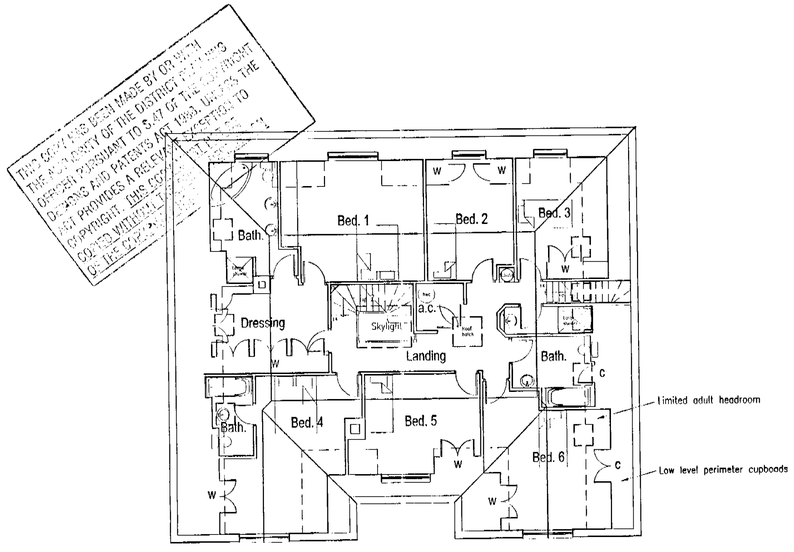
SOUTH SIDE ELEVATION 1:100



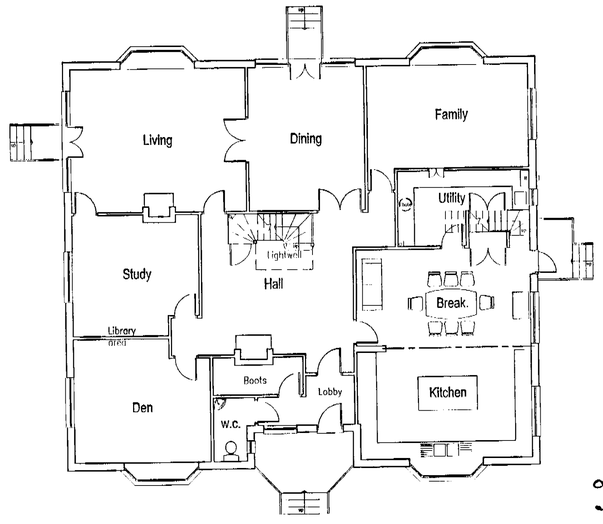
EAST REAR ELEVATION 1:100



NORTH SIDE ELEVATION 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

Approved as a minor amendment subject to letter of the 28 July 2000.

General notes:

Gledhill hot water cylinder
Black uPVC guttering
Open concrete external steps with softwood railings
Drip profile to render at d.p.c. level

Areas:

Gross ground floor area = 242sq m = 2604sq ft
Gross first floor area = 146sq m = 1571sq ft
Gross total floor area = 388sq m = 4175sq ft
(Cantilevered bays & ceilings below 1.8m excluded)

B	July 2000	Side flood arches to miss intnl. walls
A	July 2000	Extra flood arches added
	Date	Revisions

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Tel 01344 481047 Fax 01344 459152 Mob 0498 702028
e-mail alistair.lloyd@breathemail.net

Client
Mr & Mrs J. Batting

Job Title
Proposed replacement dwelling at:
River Close,
Loddon Drive,
Wargrave,
Berks.,
RG10 8HH

Drawing Title
Proposed House Plans & Elevations

Scale 1:100

Date Mar. 2000 | Drawn by A. Lloyd Architect

Drg No BAT/03 | Rev B