

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Job No

1247

# Historic Building Recording Level 2

Date of recording: 29/01/2025  
Listing Status: Not Listed List entry no. N/A  
Building usage: Residential dwelling



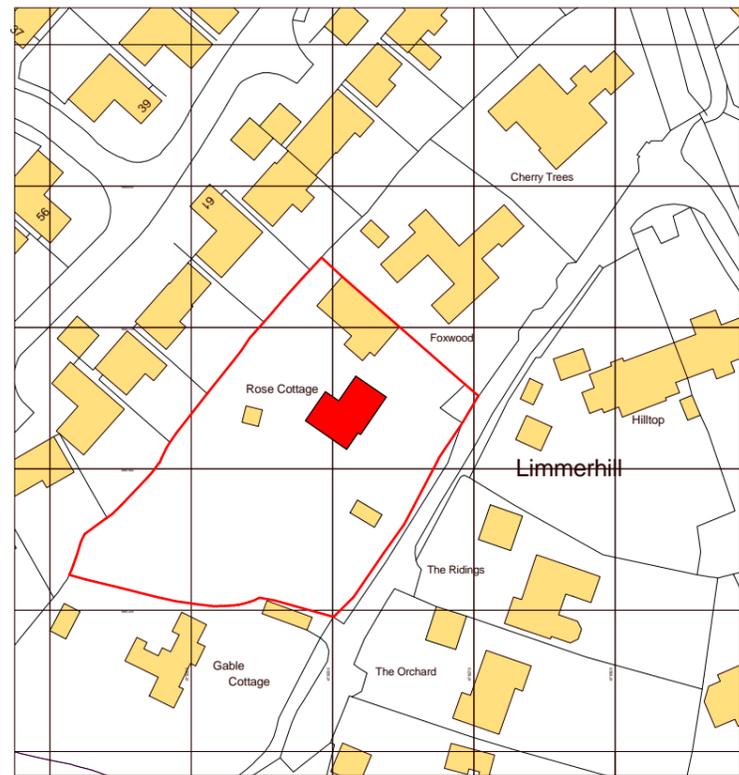
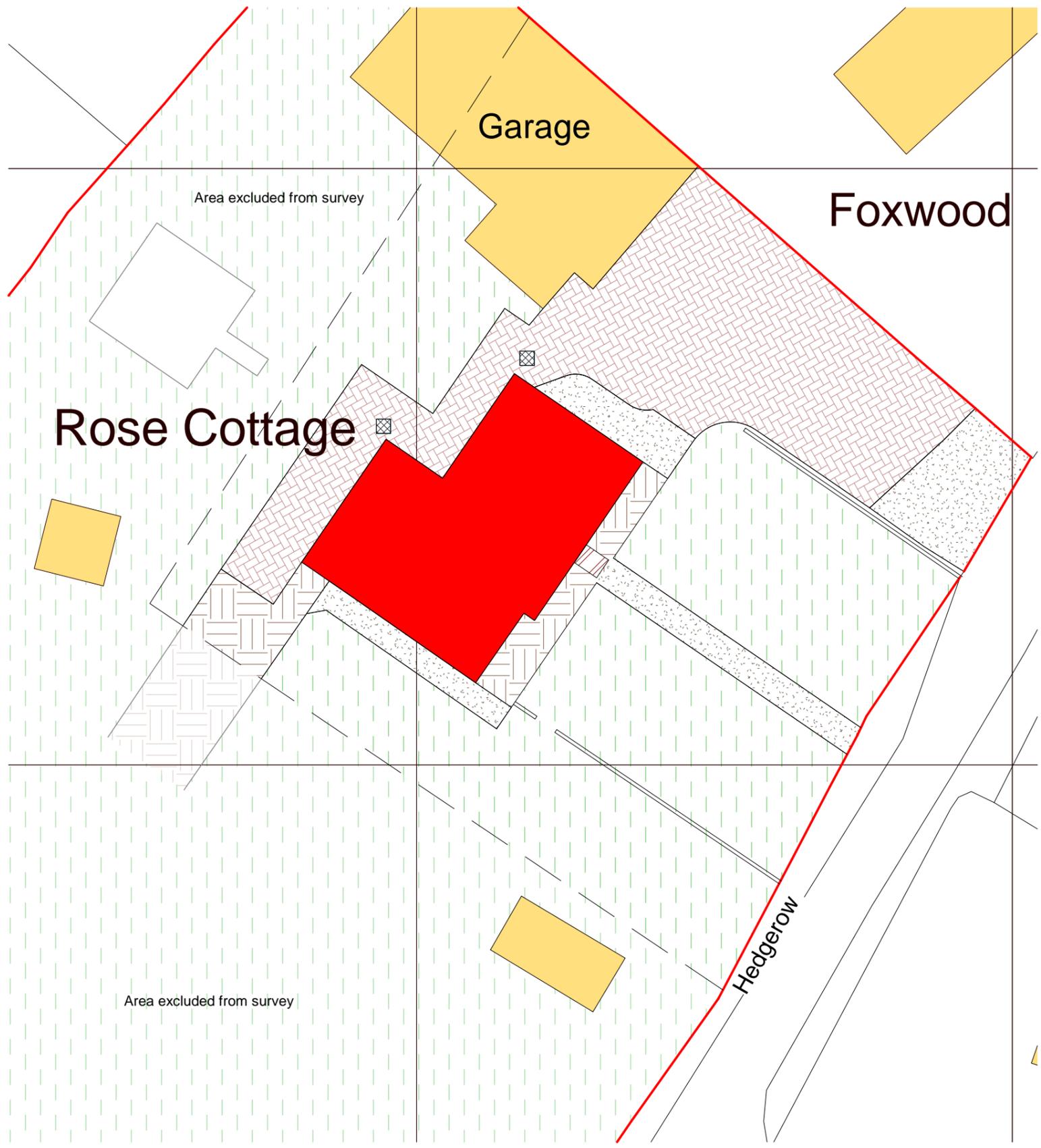
Extract from 'Map of the Parish of Wokingham' 1825

#### Limitations of this report:

Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

The drawings providing the base for the reporting were provided by MarkAChadd Ltd Architectural Services. The survey conducted was a non intrusive survey in a fully furnished property. The subject of the report was the house and excludes the garage and grounds.

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

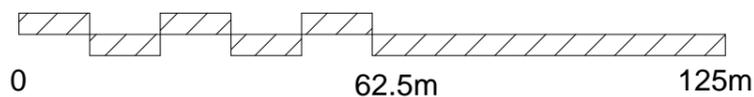
## Location Plan

1 : 1250

Building Co-ordinates  
51°24'24"N 00°51'42"W

Subject of report shown in red

SCALE : 1 to 1250

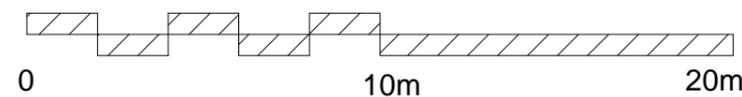


**Note:** This maybe a reduced sized print, check scales below

## Site Block Plan

1 : 200

SCALE : 1 to 200



**Note:** This maybe a reduced sized print, check scales below

Indicative plan only

Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title

Location and Site Block Plan

Scale

As indicated @A3

Job No Drawing No

1247 E01

Status Rev





Brick paved driveway, facing garage



Gravel along north-east side of house



Brick path to second entrance, and one manhole at corner of house



Timber front gate from within the property garden

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Brick path continues around the back of the house, and the other manhole, also at corner.



View of garage across the back of the house



Compacted earth path along front of house



Earth strip between brick path across back of house and gravel path along south-west side



South corner of house: gravel path along south-west side, connecting to compacted earth path across the front



Front of house: gravel path towards timber gate and road, compacted earth path along the front

Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Drawing Title

Site Photos - External

Scale

@A3

Job No

1247

Drawing No

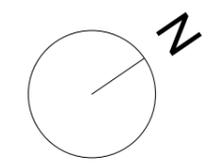
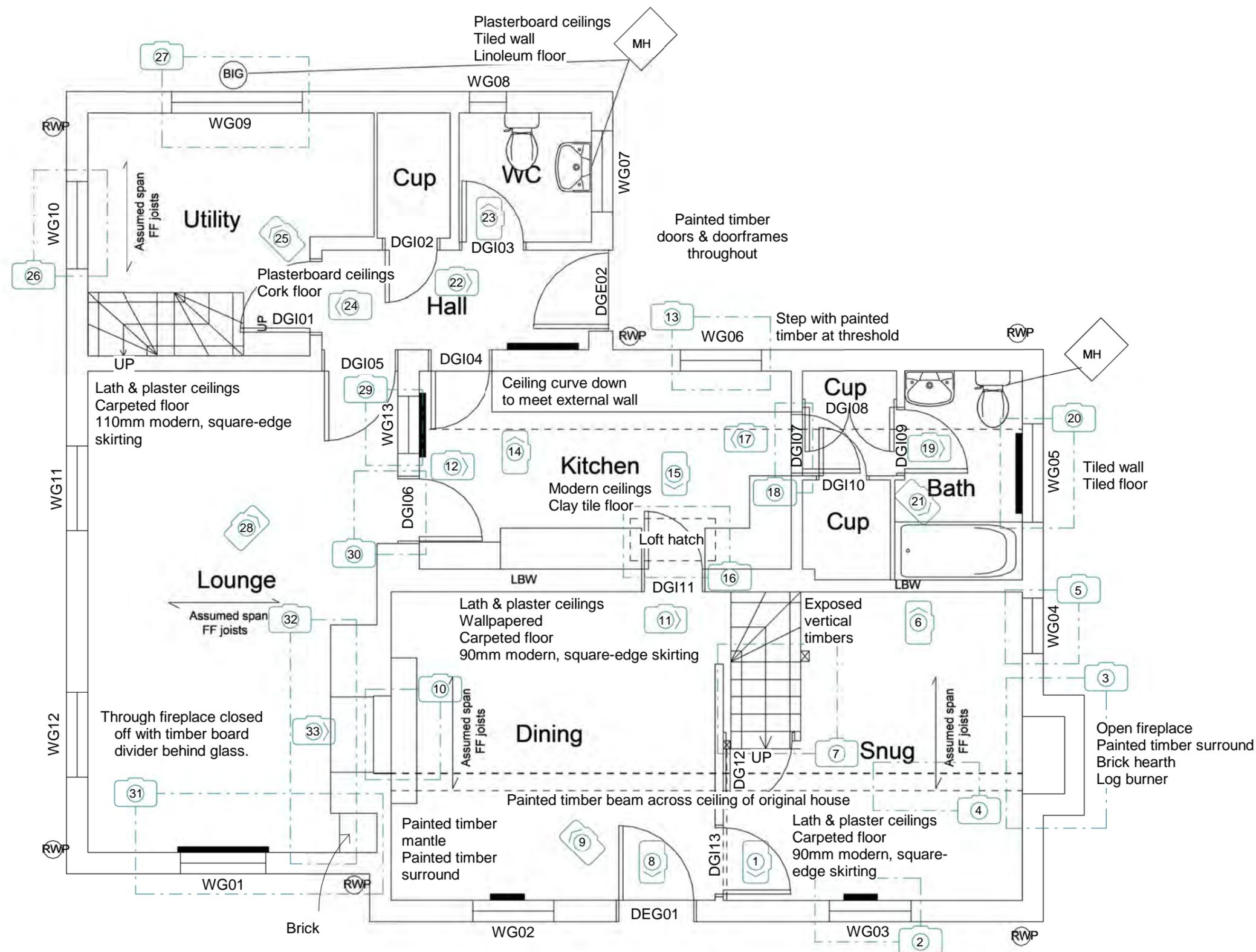
E02

Status

Rev



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Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Drawing Title

Existing Ground Floor Plan

Scale

1 : 50 @A3

Job No

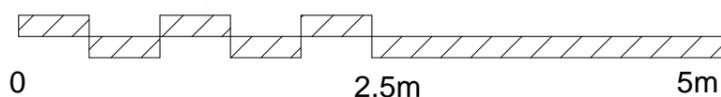
1247

Drawing No

E03

Status

SCALE : 1 to 50



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Photo locations indicated on the plans  
Base drawing provided by MarkAChadd  
Ltd Architectural Services.



# Original House- Ground floor

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



① Painted timber door - DG113 - with traditional latch ironmongery



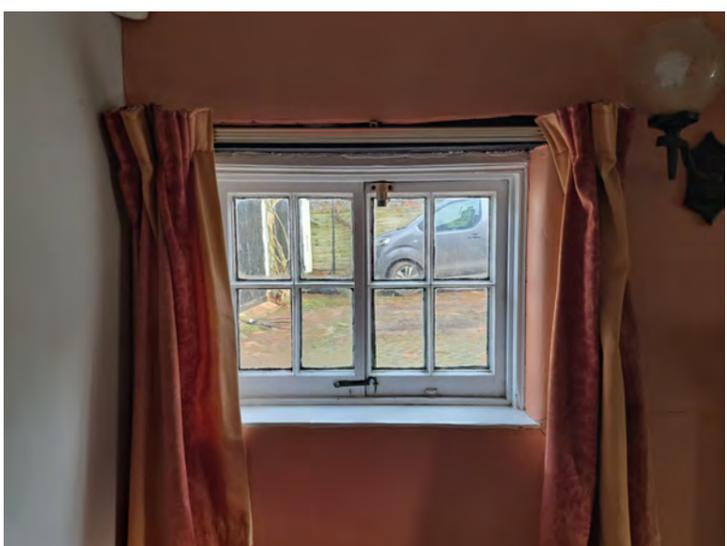
② Front window - WG03



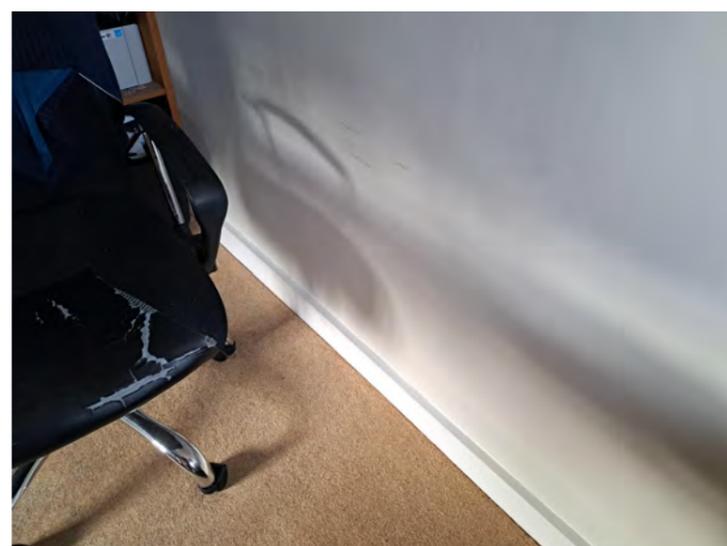
③ Open fireplace in snug



④ Painted timber beam spans original house



⑤ Side window - WG04



⑥ 90mm modern square-edge skirting boards; Carpet



⑦ Iron hinge on door to under-stairs cupboard - DG112; Exposed vertical timbers

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Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title  
Interior Photos - Original House  
- Ground Floor

Scale  
@A3

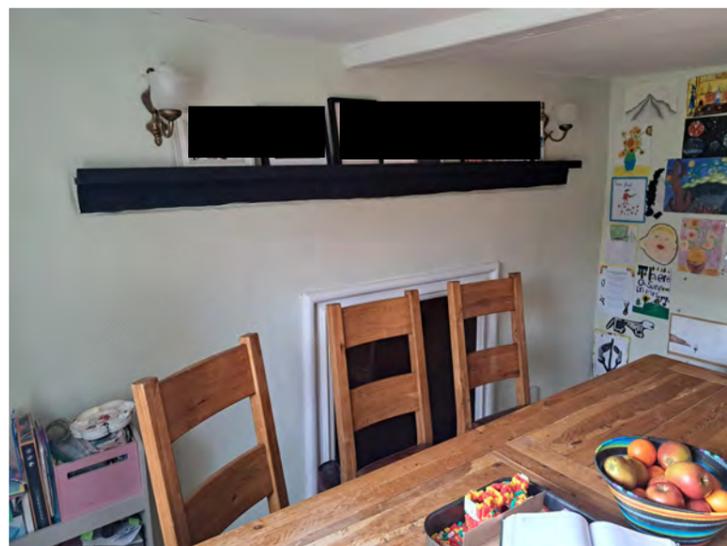
Job No  
**1247**

Drawing No  
**E04**

Status



⑧ Front door - DEG01



⑨ Timber mantelpiece; Painted timber beam



⑩ Fireplace in dining room timber and glass infill



⑪ Painted timber framing around stair, carpeted to match dining room





12 Kitchen as seen from doorway DGI06



13 Window - WG06



14 Tiled kitchen walls



15 Threshold between kitchen and dining room; Door - DGI11



16 Loft hatch above door DGI11



17 Kitchen as seen from doorway DGI07, including sloped ceiling

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



18 Stepped threshold between kitchen and bathroom in doorway DGI07



19 Bathroom including sloped ceiling



20 Bathroom window - WG05



21 Tiled bathroom walls

Revision Description Drawn Date Checked

Client's Name

Mr Gibbs

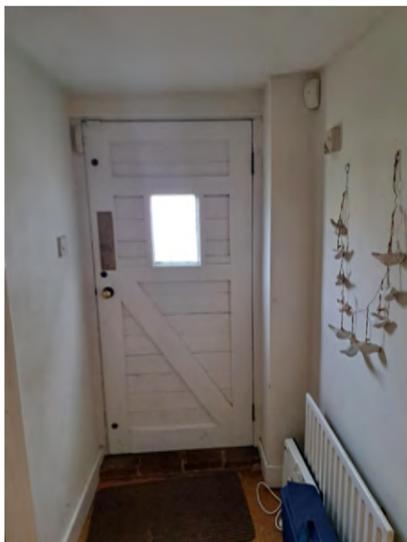
Job Title  
Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title  
Interior Photos - Kitchen and  
Bathrooms - Ground Floor

Scale  
@A3

Job No Drawing No  
1247 E05

Status Rev



22 Secondary entrance - DGE02 - and hallway



23 WC including window WG07

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24 Stairs through door DGI01



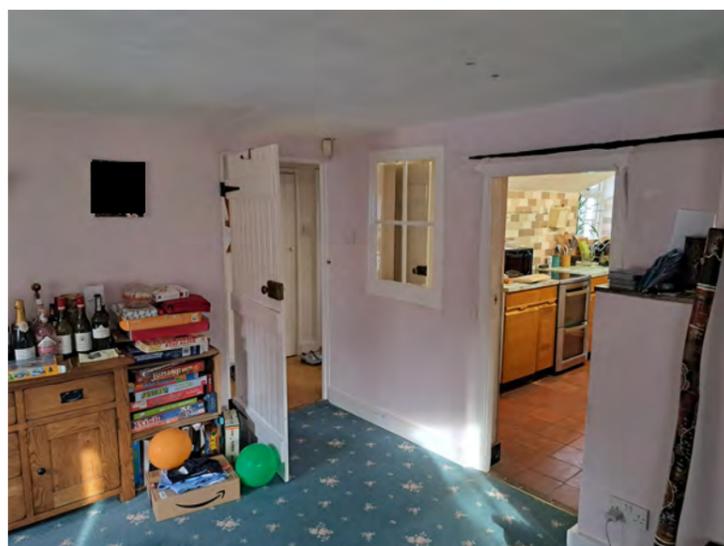
25 Utility room



26 Window - WG10: Timber painted blue internally



27 Window - WG09: Timber painted blue internally



28 Lounge including doors DGI05 & DGI06, and window into kitchen - WG13; Exposed timber above doorframe



29 Internal window - WG13



30 Threshold between lounge and kitchen through door DGI06



31 Brick infill between chimney breast and wall; Lounge window - WG01



32 Brick chimney breast with through fireplace



33 Through fireplace closed off with timber board

Revision Description Drawn Date Checked

Client's Name

Mr Gibbs

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Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Drawing Title

Interior Photos - Extension - Ground Floor

Scale

@A3

Job No

1247

Drawing No

E06

Status

Rev





① Exposed timber across sloped ceiling at edge of original house



② Reduced head-height with exposed timber beams where ceilings flattens



③ Built-in cupboards - DF09 & DF10



④a Brown timber threshold over change in level in doorway DF08



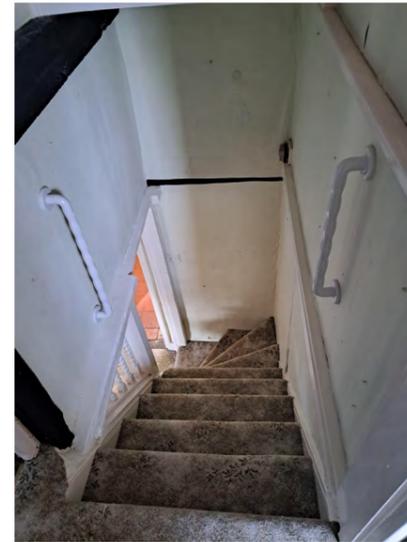
④b Exposed timber beam overhead at 45° line through original house and extension. Change of timber colour at threshold in doorway DF08



⑤ Cupboard over the stairs, doors DF13



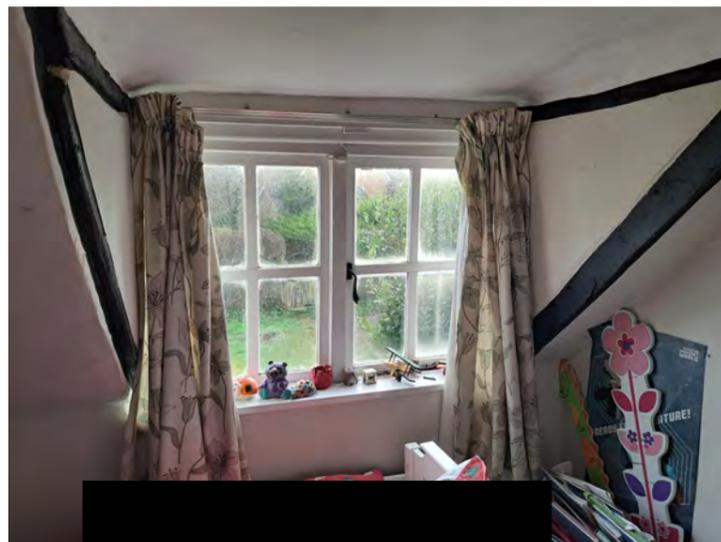
⑥ Exposed timbers on the landing



⑦ Main staircase



⑦ Bulge to lower portion of wall with exposed timber above



⑨ Modern timber window sill  
Exposed timbers around dormers Window - WF02

Figured dimensions should be taken from this drawing and not to be checked on site. This is put in hand.

Revision Description Drawn Date Checked

Client's Name

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Rose Cottage, Limmerhill Road,  
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Drawing Title  
Interior Photos - Original House  
- First Floor

Scale  
@A3

Job No Drawing No  
1247 E08

Status Rev

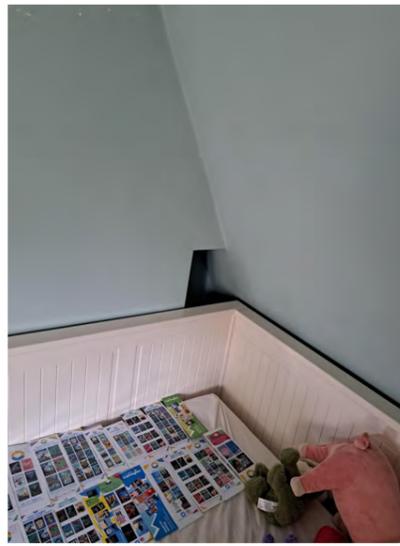
**HERITAGE  
FUSION**  
CONSERVING THE PAST,  
INSPIRING THE FUTURE



10 Sloped ceiling framed with brown timbers



11 Window - WF06



12 Nook to the side of chimney breast



13 Landing Window - WF05 - with exposed timbers around dormer; Built-in cupboards doors DF20 & DF21



14 Stairs



15 Doors DF03 & DF04



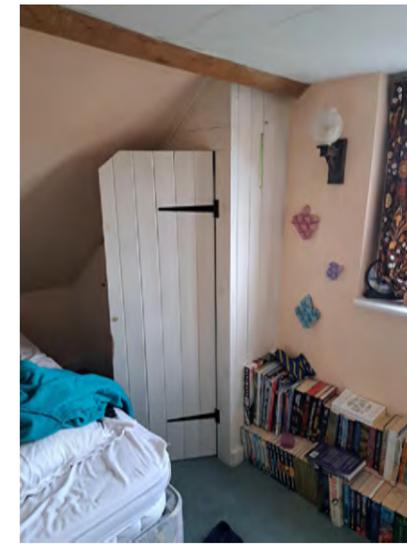
16 Bathroom window - WF03 - with exposed timbers around dormer



17 Back of bathroom door - DF04



18 Bedroom window - WF04



19 Built-ins - DF01 & DF02

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Client's Name

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Job Title

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Drawing Title

Interior Photos - Extension - First Floor

Scale

@A3

Job No

1247

Drawing No

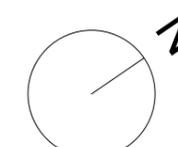
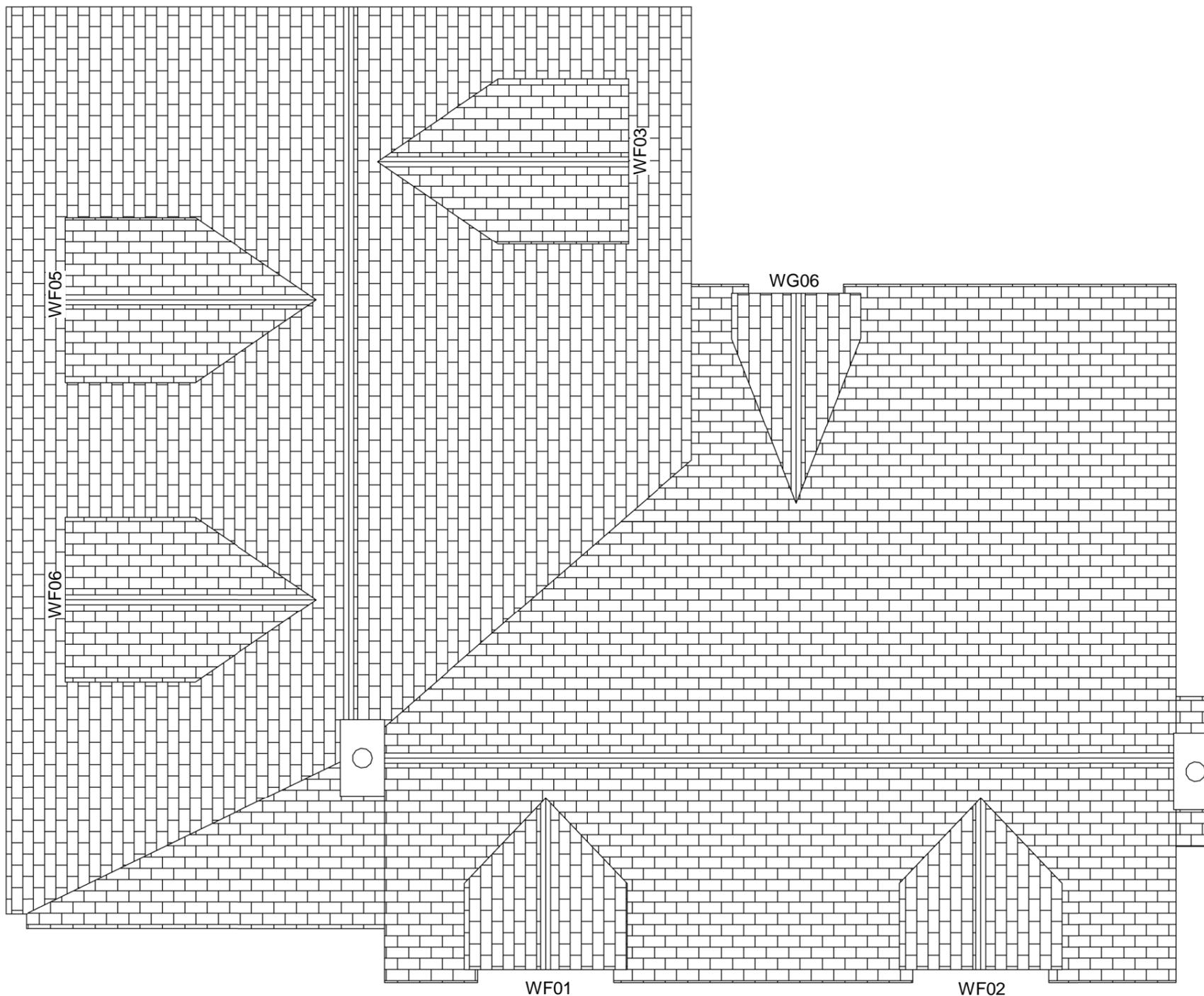
E09

Status

Rev



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Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title

Existing Roof Plan

Scale

1 : 50 @A3

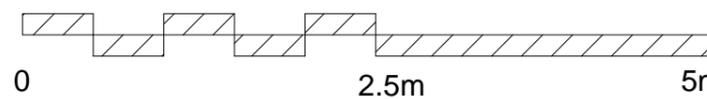
Job No Drawing No

1247 E10

Status Rev

Photo locations indicated on the plans  
Base drawing provided by MarkAChadd  
Ltd Architectural Services.

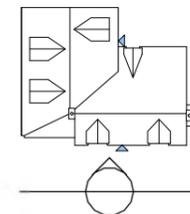
SCALE : 1 to 50

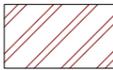
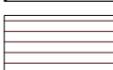
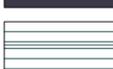


**Note:** This maybe a reduced sized print, check scales below



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



-  Red Brick
-  Painted Brick
-  Rendered
-  Exposed Timbers
-  Painted Timbers
-  Clay Roof Tiles
-  Clay
-  Cast Iron
-  uPVC

Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title  
Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title  
Existing Front Elevation

Scale  
As indicated @A3

Job No  
**1247**

Drawing No  
**E11**

Status Rev



1

WG02



2

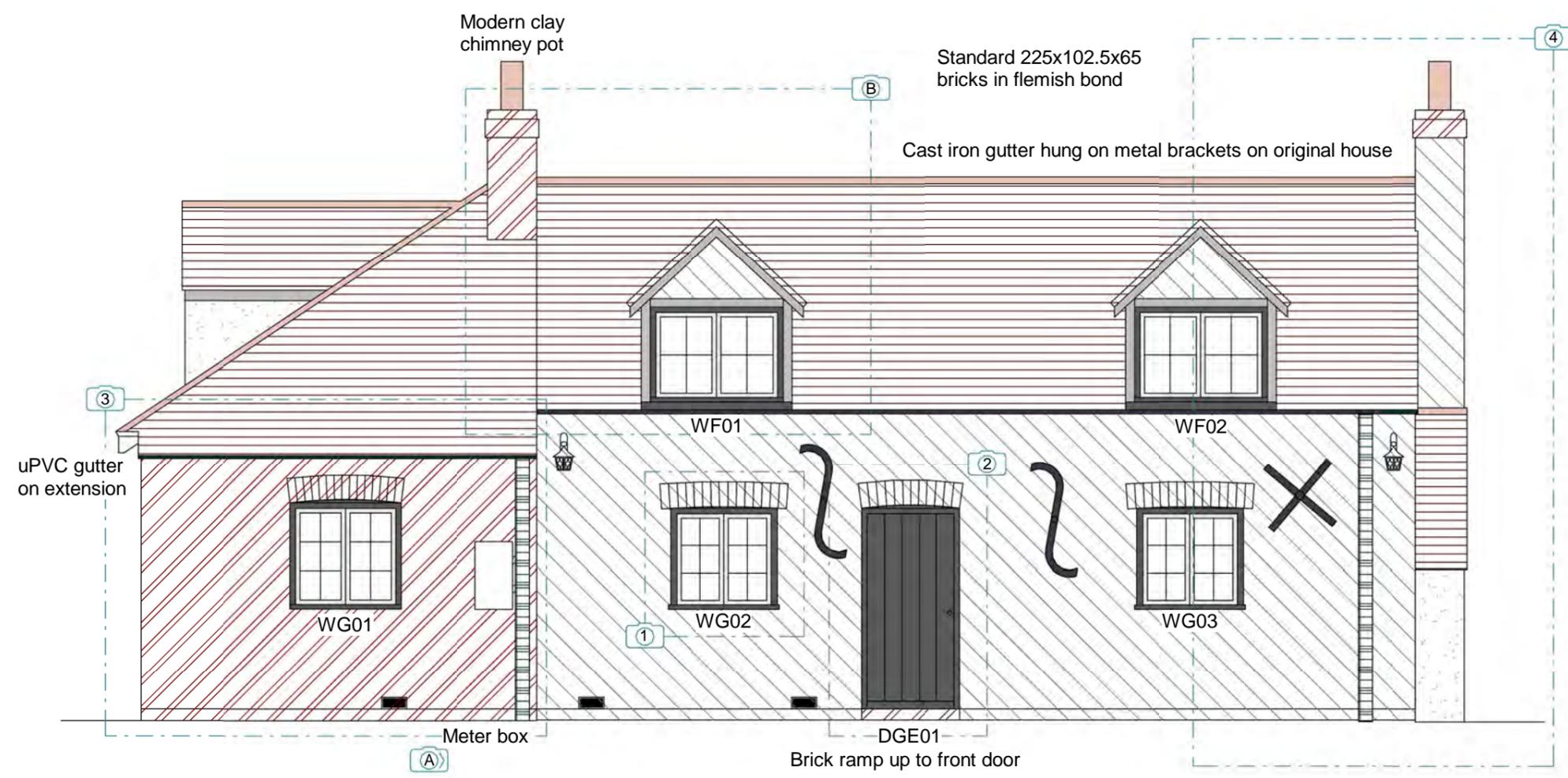
DGE01



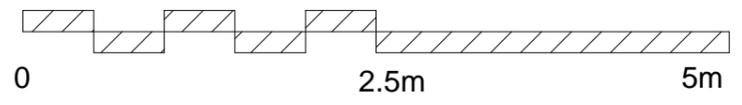
3



4



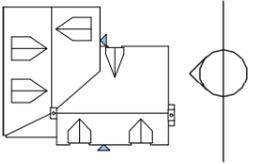
SCALE : 1 to 50

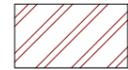
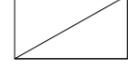


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-  Cast Iron
-  uPVC

Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title

Existing North East Side  
Elevation

Scale

As indicated @A3

Job No

1247

Drawing No

E12

Status

Rev



1



2



3



4

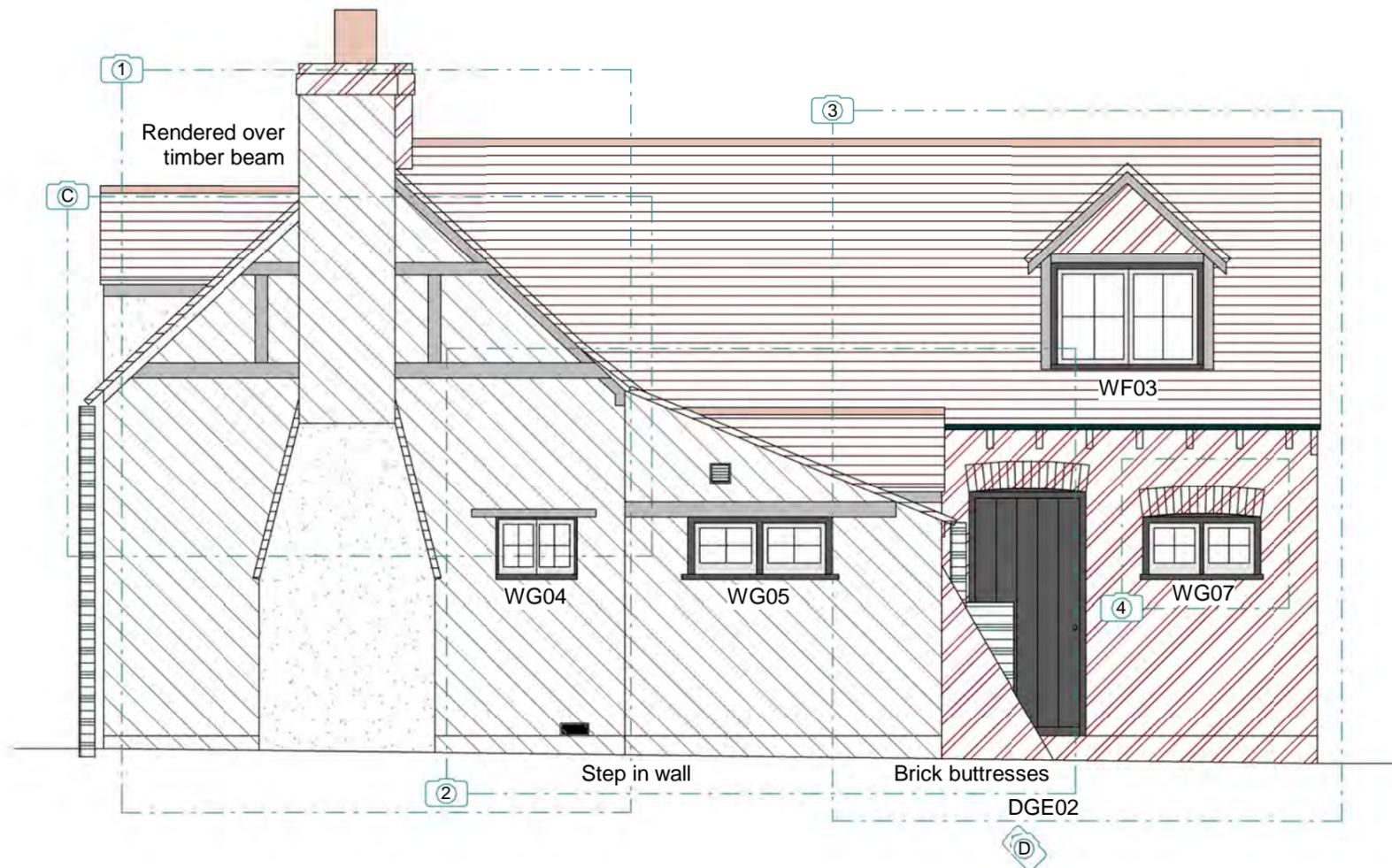
WG07



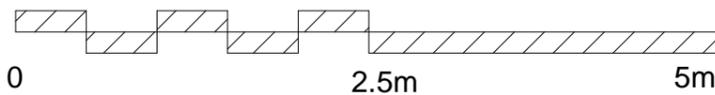
WG04



WG05



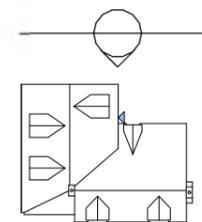
SCALE : 1 to 50



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-  Painted Timbers
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-  Clay
-  Cast Iron
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Revision	Description	Drawn	Date	Checked

Client's Name

Mr Gibbs

Job Title

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Drawing Title

Existing Rear Elevation

Scale

As indicated @A3

Job No

1247

Drawing No

E13

Status

Rev



1



WG06



2



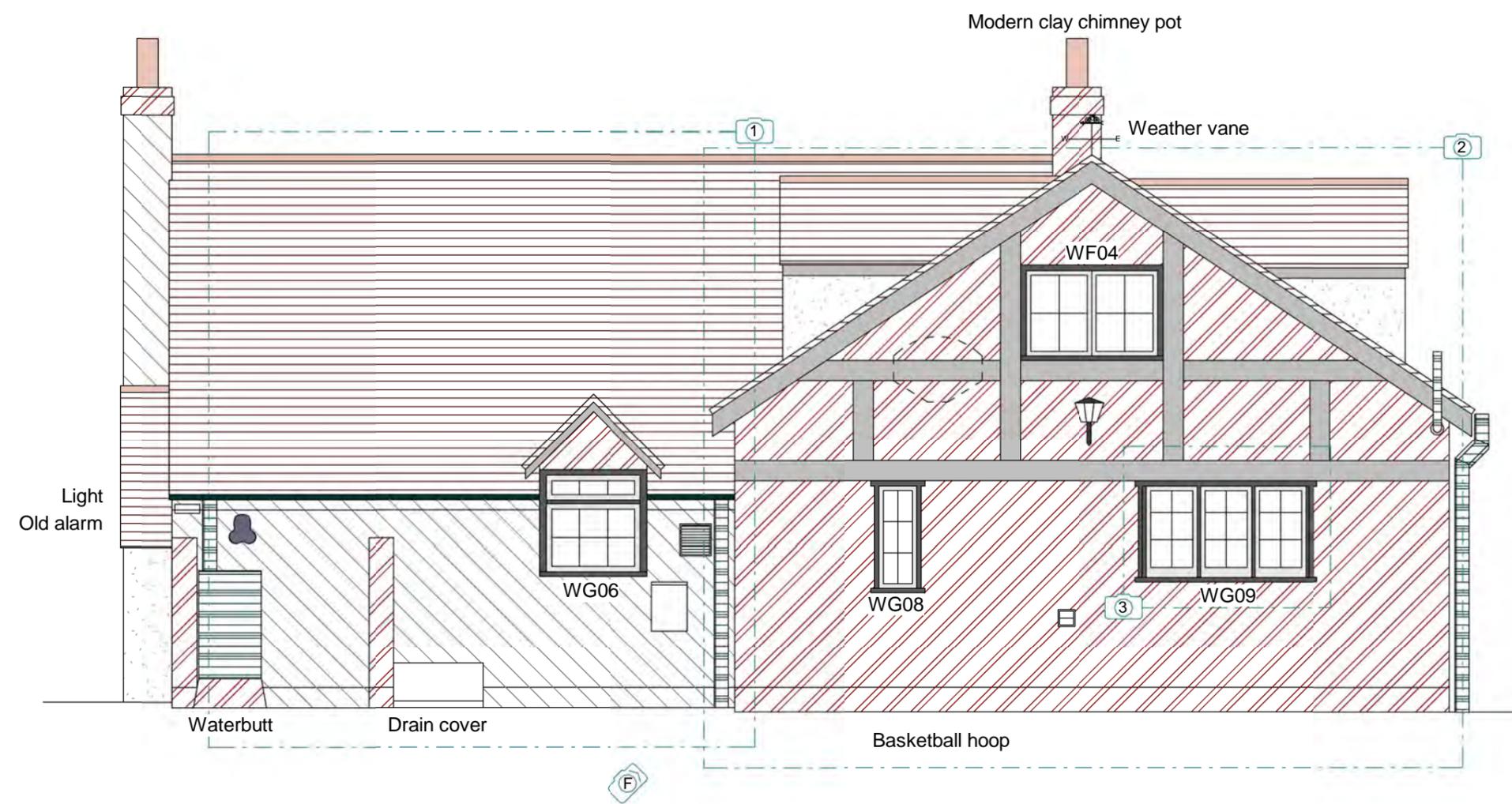
WG08



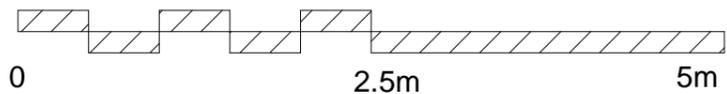
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WG09



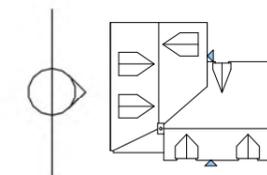
SCALE : 1 to 50



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-  uPVC

Revision	Description	Drawn	Date	Checked

Client's Name  
**Mr Gibbs**

Job Title  
Rose Cottage, Limmerhill Road,  
Wokingham, RG41 4BU

Drawing Title  
**Existing South West Side  
Elevation**

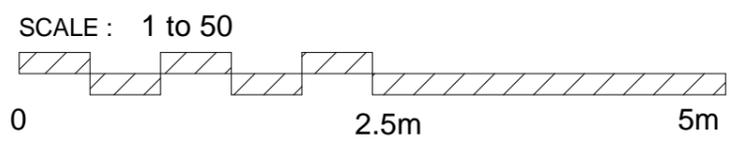
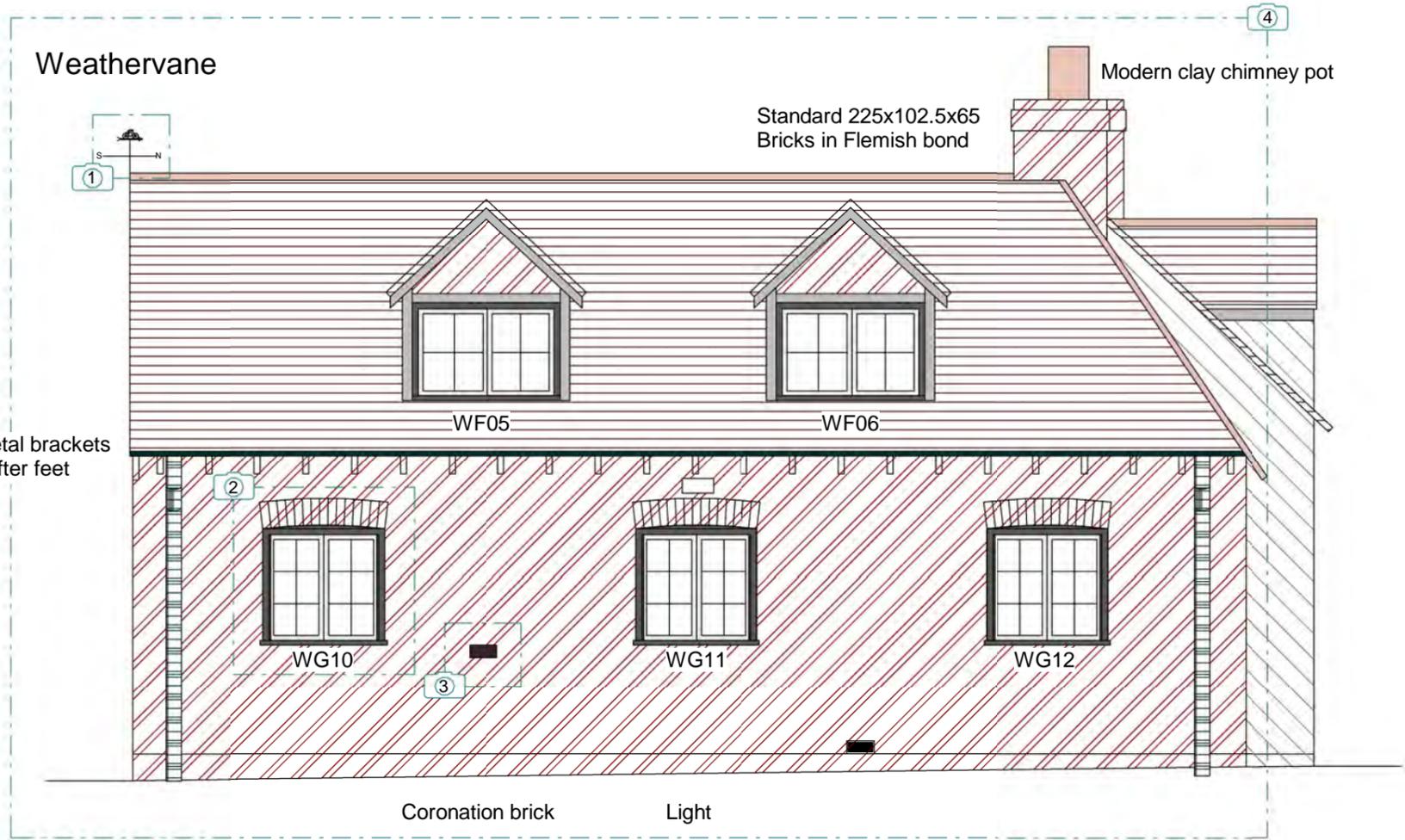
Scale  
**As indicated @A3**

Job No      Drawing No  
**1247      E14**

Status      Rev



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(A) Across frontage showing brick ramp and gutter brackets



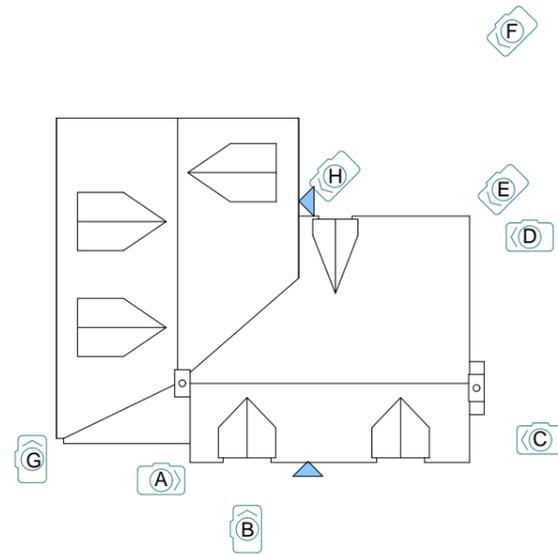
(H) Second Entrance



(G) Underside of Extension Roof showing rafters and gutter brackets



(B) Front dormer, cast iron gutter and brackets on original house



(F) North Corner View of house, including the Weathervane



(C) North-east side of original house, with view of render over timber beam, and roof join



(D) Brick Buttresses



(E) Corner of Single Height portion, showing Light and Old alarm

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Rose Cottage, Limmerhill Road,  
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Drawing Title

Further Photos

Scale

1 : 200 @A3

Job No Drawing No

1247 E15

Status Rev

