



PAUL SCHOFIELD
ARCHITECTURAL DESIGN

HERITAGE STATEMENT

27 The Square, Spencers Wood

Wokingham, Berkshire, RG7 1BS

Proposed two-storey side and single storey extension



The application site viewed from within The Square.

Prepared for John and Petra Moy

by PS Architectural Design

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EXECUTIVE SUMMARY

This Heritage Statement demonstrates that the proposed extension can be accommodated without unacceptable harm to the heritage significance of 27 The Square or to The Square, Spencer's Wood Area of Special Character.

No. 27 forms the northern half of the late Victorian or early Edwardian semi-detached pair at Nos. 27 and 29. Wokingham Borough Council's 2024 historic-environment evidence identifies both properties as undesignated heritage assets that make a positive contribution to The Square Area of Special Character. Their value lies principally in the paired street composition, traditional two-storey scale, pitched slate roof and chimneys, vertically proportioned openings, decorative red, yellow and grey brickwork, and their relationship with the irregular historic layout and generous plots of The Square.

The present design has been developed specifically around those attributes. The two-storey element is 5.5 metres wide and is positioned 7.4 metres behind the front face of the existing dwelling. The historic street elevation and the legibility of the pair at Nos. 27 and 29 are therefore retained. The extension is in keeping with the original style and is subservient, rather than as a competing addition across the original frontage. Its pitched and gabled forms, traditional proportions, timber sliding sash windows, matching roof treatment and carefully matched decorative brickwork continue the established architectural language.

The scheme is also materially different from the two new backland dwellings dismissed at appeal in 2017. It does not subdivide the long plot, introduce a separate line of housing, or disrupt the distinctive pattern of development. It remains an extension to an existing positive contributor and preserves the historic frontage, the single residential plot and a meaningful open setting. The previously approved 7.5 metre-wide single-storey extension and the Council's pre-application request to reduce the earlier 8.5 metre-wide two-storey proposal

provide important design context. The present 5.5 metre width represents an approximately 35 per cent reduction and closely follows the Council's suggested one-third reduction.

The proposed side extension is setback 7.5 metres, with reduced width, articulated roofscape and retention of the original house as the dominant street element. It amounts, at most, to a minor and localised effect on one aspect of setting. There is no loss of the principal heritage fabric or features that give the building and area their significance. Subject to careful control of brick, mortar, roof covering, window and eaves details, the proposal retains the traditional, historical, local and special character required by Policy TB26 and satisfies the balanced judgement required by paragraph 216 of the National Planning Policy Framework.

1. PURPOSE AND SCOPE

This statement accompanies a householder planning application for the enlargement and alteration of 27 The Square. It has been prepared to meet the requirements of the National Planning Policy Framework, Wokingham Borough Council's Local Validation List and Policy TB26 of the Managing Development Delivery Local Plan.

The assessment describes the heritage assets and their settings, explains their significance, identifies the parts of the site and building that make the greatest contribution, assesses the effect of the current proposal, and sets out the design measures that avoid or minimise harm. The level of detail is proportionate to a householder application affecting a locally recognised historic area and a positive-contributing unlisted dwelling.

The assessment is based on the current existing and proposed drawings prepared by Paul Schofield Architectural Design, site photographs, the pre-application response under reference 241550, the earlier approved plans supplied for the property, Wokingham Borough Council's adopted and emerging historic-environment evidence, relevant national and local policy, and the Council's account of the 2017 appeal relating to 27-29 The Square.

2. THE SITE AND THE PROPOSAL

2.1 Location and plot

The application site lies at the north-eastern end of The Square in Spencer's Wood, within the civil parish of Shinfield. The Square is a small, irregularly arranged residential enclave lying behind Basingstoke Road and extending towards Hyde End Road. The application plot is unusually generous, approximately 19 meters wide and 74 meters deep according to the Council's pre-application assessment. It contains the semi-detached dwelling, driveway and parking, later side and rear additions, and a substantial rear garden with planting and trees.

No. 27 adjoins No. 29 and forms part of a purpose-designed pair. The open northern side of No. 27, the long rear garden and the relationship between the historic building line and later development all contribute to the way the property is experienced. The front elevation is viewed both directly from the approach within The Square and obliquely across neighbouring frontage and boundary planting.



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Proposed block plan showing retention of the historic frontage and the extension positioned in depth within the existing plot. Source: Paul Schofield Architectural Design, drawing 7

2.2 Description of the current proposal

The proposal is for a two-storey side extension 5.5 metres wide, together with associated single-storey rear elevation development, external alterations and internal reorganization. The principal two-storey element begins 7.4 metres behind the front face of the historic house. It is therefore located towards the middle and rear of the existing building rather than being brought forward to create a new competing street frontage.

The new accommodation is arranged as a series of related traditional forms. Pitched and gabled roofs break down the mass; the original dwelling remains separately readable; and the rear and side elevations use vertically proportioned openings and timber sliding sash windows. External materials are intended to match and complement the existing brickwork, roof covering, brick banding, lintels, sills and rainwater details.

3. HERITAGE DESIGNATIONS AND STATUS

3.1 The Square Area of Special Character

The site lies within The Square, Spencer's Wood Area of Special Character. Areas of Special Character are a local designation used by Wokingham Borough Council for areas or groups of buildings that possess a consistent historic period or character, but where conservation-area designation may not be justified. The designation has its origins in the built-environment survey that informed the 1994 Wokingham District Plan and was reaffirmed through the Managing Development Delivery Local Plan in 2014.

The Council's September 2024 Historic Environment Topic Paper confirms that all 23 Areas of Special Character remain relevant. It also records an appeal inspector's conclusion in another case that an Area of Special Character constitutes a non-designated heritage asset for the purposes of the National Planning Policy Framework. The Square should therefore be assessed as a locally important, non-designated heritage asset whose significance is derived from the collective character, layout and setting of its historic buildings.

3.2 Status of Nos. 27 and 29

The Council's Appendix C assessment expressly identifies odd-numbered properties including Nos. 27 and 29 The Square as undesignated heritage assets that make a positive contribution to the Area of Special Character. This is a more specific finding than merely locating the site within the area. It confirms that the existing pair is one of the buildings through which the area's significance is expressed.

Neither No. 27 nor No. 29 is statutorily listed. The Council's assessment records no listed buildings, scheduled monuments, registered parks or gardens, or Buildings of Traditional Local Character within The Square Area of Special Character itself. The relevant heritage considerations are consequently the significance of the positive-contributing pair, the collective significance of the Area of Special Character, and the settings of nearby designated assets.

3.3 Nearby designated heritage assets

The Council identifies two Grade II listed buildings in the wider vicinity: the milestone at Spencer's Wood, immediately south of the Area of Special Character on the eastern side of Basingstoke Road, and the Library or School House on the western side of Basingstoke Road. Their significance is principally associated with their own fabric, roadside or civic history, architectural form and immediate setting along Basingstoke Road.

The proposal is a domestic extension set well within The Square, behind the historic frontage of No. 27 and separated from those assets by intervening buildings, roads, plots and vegetation. It will not alter their fabric, their principal views, their functional relationships or any appreciable element of their setting. No material effect upon either listed building is identified.

4. HISTORICAL DEVELOPMENT AND PLANNING CONTEXT

4.1 Development of The Square

Wokingham Borough Council describes The Square as an irregularly shaped grid of predominantly two-storey detached and semi-detached houses dating from the late Victorian and early Edwardian periods. Historic mapping reproduced by the Council includes the 1900 and 1913 Ordnance Survey editions and demonstrates that the area's special interest is connected to this turn-of-the-century phase of settlement development.

The shared architectural vocabulary is unusually important. The houses use red, yellow and grey bricks to create repeating patterns around window and door openings and, on many buildings, a horizontal decorative band marking the division between the ground and first floors. Roofs are steep pitched, with slate or tile coverings and chimney stacks. The Council notes that later houses within The Square have been designed to blend with the original

development by using similar brick colours and patterns. This confirms that material detail and visual continuity are central components of local distinctiveness.

4.2 The 2017 appeal at 27-29 The Square

The Council's Historic Environment Topic Paper gives particular weight to the appeal decision for 27-29 The Square, reference APP/X0360/W/17/3172361, issued in July 2017. That appeal concerned two proposed dwellings and was dismissed because the development would have been at odds with the distinctive pattern of development and would not have retained or enhanced the special character of the area.

The decision is directly relevant but must be applied to the correct type of impact. The concern was the introduction of separate residential development that conflicted with the established layout and use of the long garden. The current proposal does not create an additional dwelling, divide the plot, establish a new backland building line or alter the historic street arrangement. It retains the single house and garden relationship and locates additional accommodation as an extension to the existing positive contributor. The very development pattern protected by the appeal decision therefore remains intact.

4.3 Pre-application advice and design evolution

Pre-application advice was issued by Wokingham Borough Council in 2024 under reference 241550. The earlier concept included a two-storey side extension 8.5 metres wide. The Council's principal objection was not to the principle of extension, but to the scale and width of that element relative to the approximately 4.005 metre width of the original dwelling and the effect on the open side area. The officer recommended reducing the width by approximately one third and using materials and architectural details that matched the host property.

The present proposal is a direct response. The two-storey width is approximately 5.5 metres, a reduction of about 3 metres or 35 per cent from the pre-application scheme. A one-third

reduction from 8.5 metres would be 5.67 metres, so the current width is slightly less than the reduction suggested by the Council. The deep 7.4 metre setback provides a further and important heritage safeguard because it prevents the new mass from competing with the original street frontage.

4.4 Previously approved development

Following the pre-application process, planning permission was granted for a substantial single-storey extension 7.5 metres wide in the same broad part of the plot. That permission established the acceptability in principle of a substantial building footprint to the side and rear, subject to appropriate scale and design. The current scheme does not raise the whole approved width to two storeys. The upper-storey element is restricted to 5.5 metres and is articulated by pitched and gabled roofs.

5. DESCRIPTION OF THE HERITAGE ASSET

5.1 Street elevation and paired composition

Nos. 27 and 29 form a balanced two-storey semi-detached pair under a shared pitched roof. The principal elevation is constructed in red brick and is animated by pale yellow or grey brick dressings around the vertically proportioned window openings. A decorative horizontal band extends across the pair between floors. The centrally positioned chimney stack reinforces the joint composition and the original relationship between the two dwellings.

The windows retain the scale and proportions of traditional sash openings, although individual units and roof coverings have been repaired or replaced over time. The separate treatment of the two roof halves and modern services are visible evidence of change, but the overall late Victorian or early Edwardian form remains readily legible. The building is experienced as a paired element rather than as two unrelated detached houses.



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The paired front elevation of Nos. 27 and 29. Decorative brick, horizontal band, timber sliding sash windows and central chimney are the principal heritage features.

5.2 Side and rear elevations

The rear and northern side of No. 27 display the same red brick construction and traditional gabled form, but they have a more evolved and utilitarian character. Later single-storey additions, a glazed conservatory or lean-to, altered openings, services and roof lights have changed the original composition. The main two-storey gable and surviving brick fabric retain evidential and architectural value, while the later additions are of limited heritage significance.



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Rear and northern side of No. 27, showing the original two-storey gable and later low-level additions

5.3 Plot and setting

The long plot and the open area to the north of No. 27 contribute to the spacious, low-density character of this part of The Square. Their importance is principally spatial: they allow the historic house to be seen in the round, reinforce the irregular grain and distinguish the original frontage from development deeper within the site. The space is not, however, an unaltered historic landscape. It contains parking, hardstanding, fencing, domestic planting, utility infrastructure and later additions.

The heritage value of the setting therefore lies in retaining a clear frontage, meaningful separation, the single-plot form and a sense of depth. It does not require the whole side and rear area to remain entirely undeveloped. The earlier approval for a substantial single-storey footprint confirms that carefully controlled domestic development can be accommodated while preserving the essential spatial character.

6. ASSESSMENT OF SIGNIFICANCE

6.1 Architectural interest

The architectural interest of No. 27 is local rather than national. Its importance comes from its representative late Victorian or early Edwardian domestic form and, particularly, from its group value with No. 29 and the wider family of decoratively patterned brick houses within The Square. The building is not an exceptional or complete example in isolation, but it is a clear and attractive component of a coherent historic ensemble.

6.2 Historic interest

The building illustrates the historical expansion of Spencers Wood around the turn of the twentieth century. Its paired form, compact frontage and long garden reflect the settlement pattern established during that period. The building's historic interest is strengthened by the survival of similar houses around The Square and by the Council's mapping and 1994 survey evidence.

6.3 Townscape and communal value

No. 27 occupies a visually prominent position at the end of an approach within The Square. Together with No. 29, it contributes enclosure, scale, material richness and a recognisable terminus to local views. The significance is communal in the planning sense: the pair helps residents and visitors understand the distinctive identity of The Square as a historic residential enclave separate from the busier Basingstoke Road corridor.

6.4 Relative significance of fabric and setting

High significance is attributed to the principal street elevation and its paired relationship with No. 29; the decorative brick dressings and horizontal banding; the overall two-storey scale and original roof form; the central chimney composition; the vertically proportioned window openings; and the building's contribution to the late Victorian or early Edwardian group character of The Square.

Medium significance is attributed to the surviving original side and rear brickwork; the principal rear gable; the legibility of the long plot; the open northern setting; and oblique views that reveal the original depth and form of the house. These elements contribute to significance but have experienced greater change and are less important than the frontage and paired composition.

Low significance is attributed to later single-storey additions, the conservatory or lean-to, altered utility areas, modern hardstanding, replacement fittings, exposed services and other recent domestic interventions. Their alteration or removal would not harm the principal heritage values and may offer an opportunity to improve the coherence of the rear and side elevations.

7. HERITAGE IMPACT ASSESSMENT

7.1 Effect on principal historic fabric

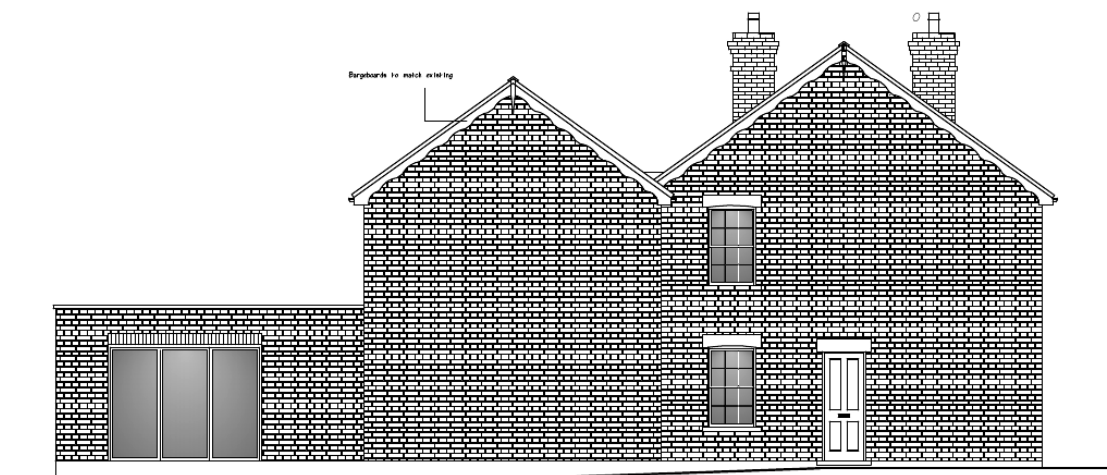
The proposal leaves the principal street elevation of No. 27 intact. It does not remove or obscure the decorative brickwork, horizontal banding, original opening proportions, chimney stack or shared roof composition that define the building's primary significance. The relationship with No. 29 remains readable and the historic pair continues to form the dominant frontage.

The physical works are concentrated on the more altered side and rear portions of No. 27. Some original brick fabric and openings will be affected where the new accommodation connects to the existing house, but this is limited and occurs away from the most significant elevation. The removal of later low-quality additions is neutral or beneficial in heritage terms, provided junctions are carefully detailed and retained historic fabric is protected during construction.

7.2 Effect on street views and the paired composition

The 7.4 metre setback is the most important visual mitigation measure. In a direct view from within The Square, the original two-storey frontage remains foremost and the extension recedes behind it. In oblique views from the north, parts of the new two-storey form will be visible, but the separation in depth, roof articulation and retention of the original wall plane prevent the extension from reading as a simple widening of the historic pair.

The design therefore avoids the appearance of a broad replacement frontage or a new house attached to the side. The original building remains the visual reference point. The proposal changes the wider composition, but it does not erase the historic hierarchy between frontage and later development.



Proposed Left Side Elevation

Proposed left-side elevation. The two-storey addition is arranged behind the historic frontage and broken into related pitched and gabled forms.

7.3 Effect on the open side setting

Part of the open northern side area will be occupied by new two-storey built form. This is the only aspect of the proposal capable of producing a heritage effect. The effect is limited by four factors: the two-storey width has been reduced to 5.5 metres; the mass is positioned well behind the frontage; a meaningful open setting and the long garden remain; and the new roofscape is articulated rather than monolithic.

The proposal should consequently be understood as a controlled change within a very large domestic plot, not as the loss of the spatial character that defines The Square. The single-plot arrangement is retained and the extension remains visually and functionally dependent on the original dwelling.

7.4 Effect on the Area of Special Character

The Area of Special Character derives significance from its irregular layout, predominantly two-storey detached and semi-detached houses, late Victorian or early Edwardian origins, pitched roofs and distinctive red, yellow and grey decorative brickwork. The proposal retains each of those defining characteristics at the application site. It preserves the original house, continues residential use, maintains the historic frontage and plot, and adopts the area's established materials, opening proportions and roof forms.

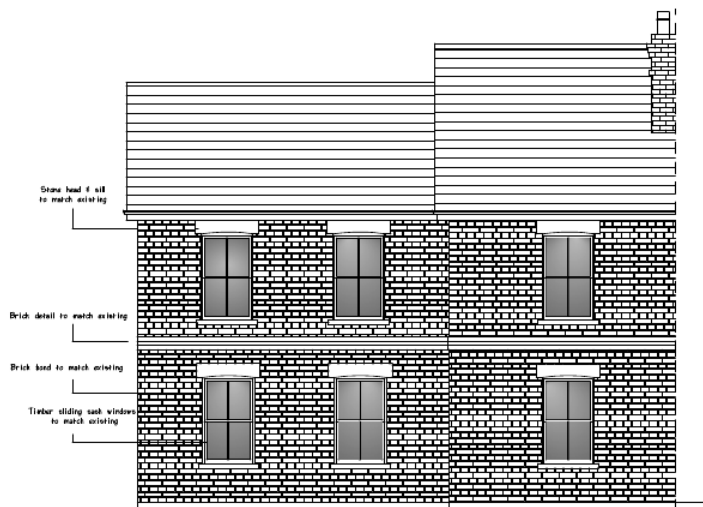
There is no subdivision, new dwelling or separate backland building line. The proposal therefore avoids the pattern-of-development harm identified in the 2017 appeal. The wider Area of Special Character will continue to be experienced as an irregular group of traditional houses with generous plots, rather than as an area of isolated, undeveloped garden land.

7.5 Effect of scale and massing

The extension is undeniably substantial when compared with the narrow 4.005 metre width of No. 27 considered on its own. That comparison is not the complete visual test, because the host is read in the street as one half of the wider pair, the application plot is exceptionally

broad and deep, and the extension begins well behind the historic front. Scale has also been materially reduced since the pre-application scheme and is narrower than the footprint already accepted at single-storey level.

The use of multiple pitched and gabled forms breaks down apparent mass and reflects the local roofscape. The proposal will be more visible from the rear garden and close side views than from the street, where the setback and existing frontage control its appearance. The resulting effect on the significance of the non-designated assets is, at most, minor and localised rather than substantial or fundamental.



Proposed front elevation treatment, retaining traditional vertical proportions and matching decorative brick detail.

7.6 Effect on nearby listed buildings

The Grade II milestone and the Grade II Library or School House are sufficiently separated from the site and have no meaningful visual or historical relationship with the part of No. 27 affected by the proposal. The extension will not be seen as part of their immediate setting and will not affect their appreciation, roadside context or significance. The effect is neutral.

7.7 Overall level of heritage effect

The proposal causes no harm to the high-significance frontage, paired composition or defining decorative fabric. It produces a limited change to medium-significance side fabric and to part of the open side setting. When the deep setback, reduced width, retained plot, traditional design and removal of low-significance additions are considered together, the overall effect is neutral to minor adverse. It does not undermine the significance of No. 27 and 29 or the ability to appreciate The Square Area of Special Character.

8. POLICY ASSESSMENT

8.1 National Planning Policy Framework

Paragraph 207 requires applicants to describe the significance of affected heritage assets, including any contribution made by setting. Sections 3 to 6 of this statement identify the locally designated area, the positive-contributing pair, nearby listed buildings and the relative significance of fabric and setting. The assessment is proportionate to the importance of the assets and the scale of a householder proposal.

Paragraph 208 requires the decision-maker to identify the particular significance that may be affected and to avoid or minimise conflict between conservation and the proposal. The design evolution has done precisely that: the two-storey width has been reduced by approximately 35 per cent, the frontage is retained, the extension is placed 7.4 metres behind it, massing is broken down and traditional local materials and details are carried through.

Paragraph 210 supports development that sustains significance and makes a positive contribution to local character and distinctiveness. The scheme sustains the viable residential use of the property, removes later low-significance additions, retains the important pair and reinforces the established architectural vocabulary of The Square.

Paragraph 216 requires a balanced judgement for effects on non-designated heritage assets, having regard to the scale of any harm and the significance of the asset. The identified effect

is limited to part of the side setting and altered secondary fabric. It is minor in scale, while the asset's primary significance is preserved. The balance therefore favours the proposal.

8.2 Managing Development Delivery Local Plan Policy TB26

Policy TB26 permits proposals affecting Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting. The supporting text requires regard to historical context, scale, form, massing, materials and key architectural details.

The proposal complies with these requirements. It retains the historic pair and frontage, respects the late Victorian or early Edwardian context, reduces and recesses the new mass, uses pitched and gabled forms, follows the local palette of matching brick and roof materials, and retains or reproduces the proportions and details that contribute to the area's character. The limited occupation of part of the side space does not outweigh these conservation measures or cause inappropriate development within the Area of Special Character.

8.3 Wokingham Local Validation List

The Council's Local Validation List expects a Heritage Statement where works affect an Area of Special Character or an undesignated heritage asset. It asks for the significance of the building, area, neighbouring assets and setting; identification of high, medium and low significance; assessment of affected features; and justification or mitigation. This statement addresses each of those matters and should be read with the submitted drawings and Design and Access Statement.

9. MITIGATION AND HERITAGE ENHANCEMENT

The heritage success of the scheme depends on the quality of detailed execution. The following measures are incorporated into the design approach and can, where necessary, be secured by condition.

9.1 Brickwork and mortar

New facing brickwork should be selected to match the existing red body brick and the pale yellow or grey decorative brickwork in colour, size, texture and variation. Decorative dressings and horizontal banding should follow the existing coursing and proportions. A full-size sample panel should be prepared before the main elevations are constructed, including body brick, decorative brick, mortar colour, joint profile, lintel or head detail and sill relationship. Suitable sound bricks recovered from low-significance demolition may be reused for localised making-good where this improves the match.

9.2 Windows and external joinery

New windows should be timber sliding sashes of traditional proportion, with glazing-bar profiles, meeting rails, sill projections, reveals and paint finish coordinated with the existing house. Openings should be recessed rather than set flush with the brick face. Large areas of contemporary glazing are confined to the rear and should not compete with the historic street elevation.

9.3 Roofs, eaves and rainwater goods

Roof coverings should match the existing in material, colour, unit size and coursing as closely as practicable. Ridge, verge, eaves and bargeboard details should be simple and consistent with the traditional character of the house. Rainwater goods should be black and positioned to avoid visually intrusive runs across principal elevations. New service penetrations, vents and external equipment should be located on secondary elevations wherever practicable.

9.4 Protection and recording

The original front elevation, decorative brickwork, chimney, retained roof edges and significant openings should be protected during construction. Before demolition or opening-up, a proportionate photographic record should be made of the side and rear elevations and the

junctions affected. Any previously concealed historic detail revealed during works should be reviewed before removal so that appropriate retention or recording can be agreed.

9.5 Landscape and setting

Existing boundary vegetation and the sense of depth within the long garden should be retained where compatible with construction. New external lighting should be modest, warm in colour temperature and directed downwards, avoiding unnecessary illumination of the roofline or garden boundaries. Hard landscaping should remain visually recessive and domestic in character.

10. HERITAGE BALANCE

The heritage balance is not a choice between freezing the property in its present form and allowing unrestricted development. The appropriate question is whether the building can continue to evolve while the features and relationships that give it heritage significance remain legible and valued.

The proposal preserves the high-significance frontage and pair; retains the single long plot; avoids new backland housing; removes low-significance additions; responds quantitatively to the Council's pre-application advice; and uses a locally distinctive architectural language. The effect on part of the open side setting is real but limited. It is substantially reduced by the 7.4 metre setback and the 5.5 metre width and does not amount to the loss of the area's distinctive development pattern.

For the purposes of paragraph 216 of the National Planning Policy Framework, the scale of any residual harm is very low and the significance of the positive-contributing building is sustained. For the purposes of Policy TB26, the traditional, historical, local and special character of the building and area is retained. The proposal therefore represents an acceptable and conservation-led form of change.

11. CONCLUSION

No. 27 is a locally important, positive-contributing component of The Square Area of Special Character. Its primary significance lies in the shared late Victorian or early Edwardian frontage with No. 29, decorative brickwork, traditional scale and roof form, sliding sash window proportions, and contribution to the irregular historic townscape.

The proposed extension has been designed around that significance. It is deeply set back from the front, reduced in width from the earlier pre-application scheme, articulated by traditional pitched and gabled forms and detailed to match the established materials and proportions. It retains the historic frontage, the paired composition, the single plot and a meaningful open setting. It does not reproduce the backland-development harm identified in the 2017 appeal.

The proposal will result in some change to secondary fabric and to part of the open side area, but this effect is minor and localised. It does not cause unacceptable harm to the significance of Nos. 27 and 29, The Square Area of Special Character, or nearby listed buildings. Subject to the material and detailing safeguards set out in this statement, the application accords with the National Planning Policy Framework and Policy TB26 and should be supported on heritage grounds.

SOURCES AND DOCUMENTS CONSULTED

National Planning Policy Framework, revised December 2024 and amended 7 February 2025, Chapter 16, paragraphs 202-221. Open source

Wokingham Borough Council, Managing Development Delivery Local Plan, adopted 21 February 2014, Policy TB26 and supporting paragraphs 3.126-3.128. Open source

Wokingham Borough Council, Historic Environment Topic Paper and Appendix A, September 2024. Open source

Wokingham Borough Council, Historic Environment Topic Paper Appendix C: Areas of Special Character proforma assessments, September 2024, pages 77-80. Open source

Wokingham Borough Council, Local Validation List dated 5 September 2025, Heritage Statement requirements at pages 49-50. Open source

Wokingham Borough Council, pre-application advice response for 27 The Square, reference 241550, 2024.

Planning Inspectorate appeal reference APP/X0360/W/17/3172361, 27-29 The Square, as summarised in Wokingham Borough Council's September 2024 Historic Environment Topic Paper.

Paul Schofield Architectural Design, existing and proposed floor plans, existing elevations, proposed elevations, roof plans and block plan, August 2026.

PS Architectural Design, Design and Access Statement for 27 The Square, 10 August 2026.

Applicant's site photographs supplied for the planning application.

DRAWINGS TO BE READ WITH THIS STATEMENT

Existing and proposed floor plans with dimensions, dated 9 August 2026.

Existing elevations, dated 9 August 2026.

Proposed elevations, dated 9 August 2026.

Existing and proposed roof plans, dated 9 August 2026.

Existing and proposed 1:500 block plan, dated 12 August 2026.