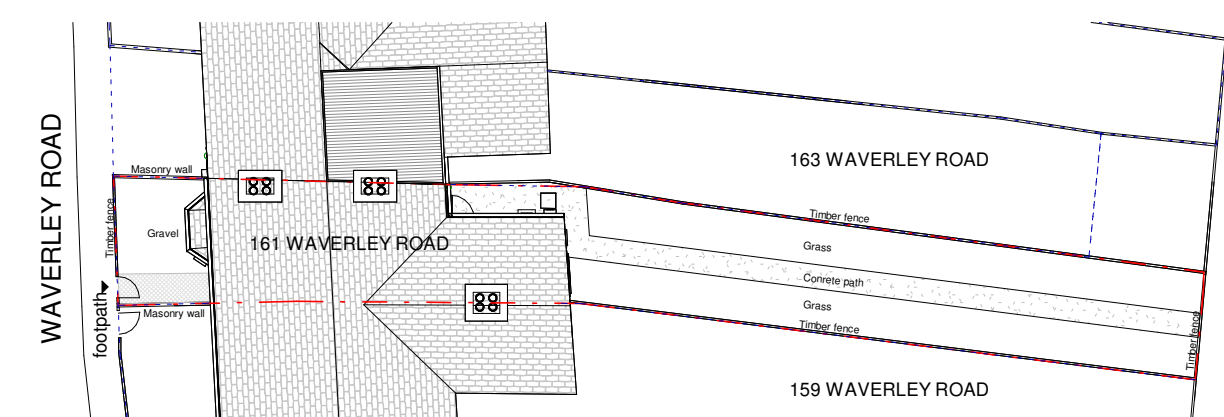




1 Location Plan
Existing Conditions



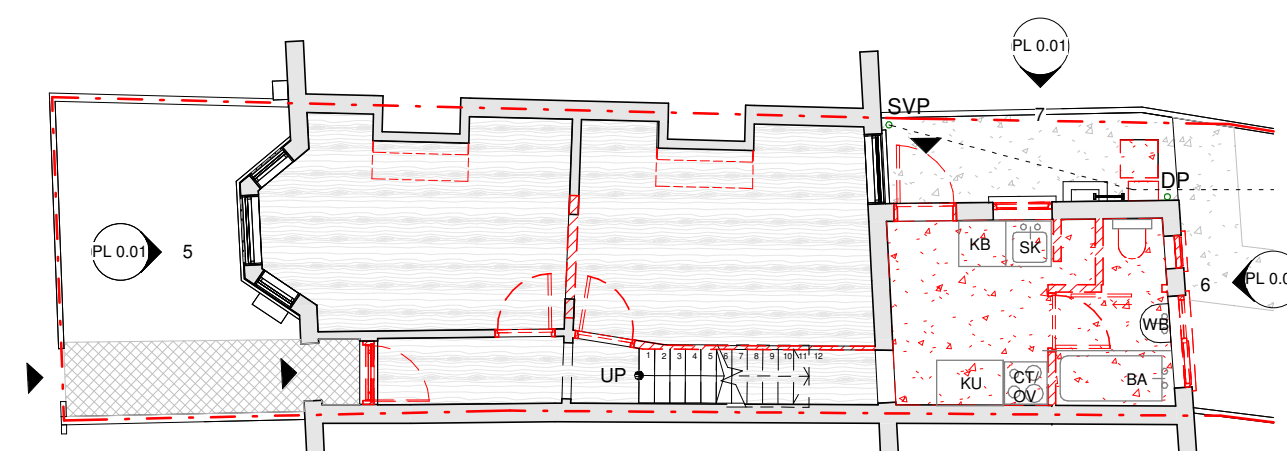
2 Existing Site Plan
Existing Conditions

DESCRIPTION OF WORKS

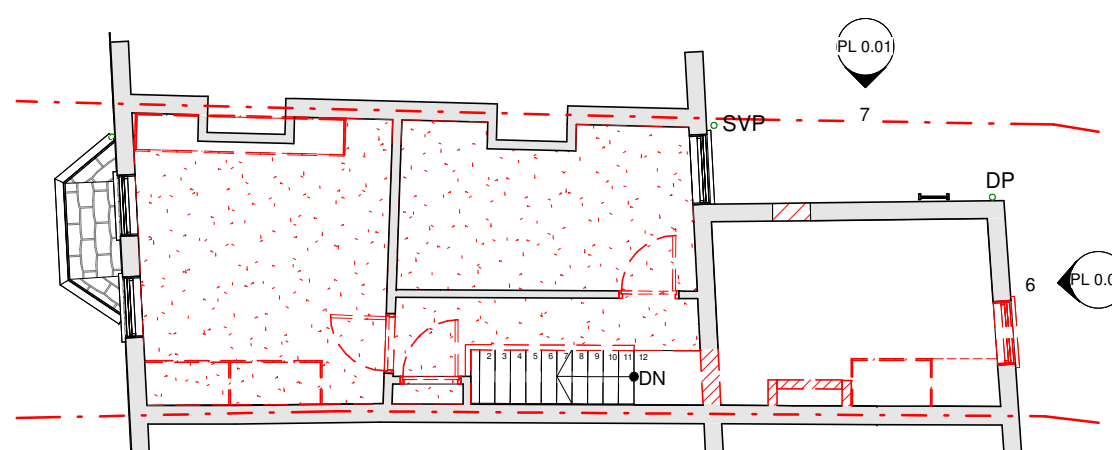
161 Waverley Road in Reading is a traditional Victorian terrace house with latest renovations occurring in the 1960's/ 1970's. Requiring modernisation, the owner, Seth Dowley, is wanting to refurbish the interior of the house to a modern standard including the installation of a new central heating system, kitchen and bathroom. These works include some minor alterations to the front, rear and side-return facades of the terrace.

These minor alterations include:

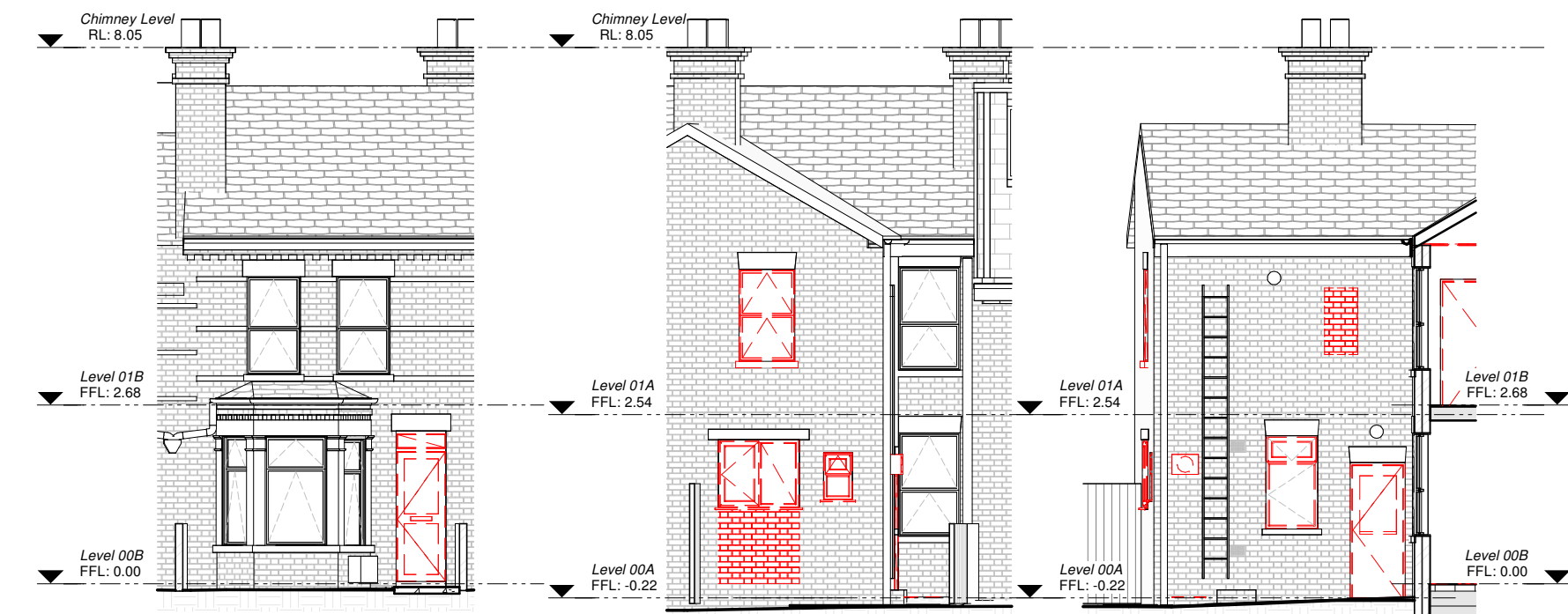
1. The replacement of the existing aluminium front door with a more traditional, Victorian-style solid timber front door with matching door furniture.
2. The replacement of the existing rear white UPVC, casement/fixed, double-glazed bathroom window with a new white UPVC, double-glazed double door within the same location.
3. The replacement of the existing aluminium, fixed-over-awning, double-glazed window in Bedroom 02, on first floor, with a new white UPVC, fixed-over-awning, double-glazed window in the same location.
4. Establishment of a new white UPVC, fixed-over-awning, double-glazed window in the new bathroom on level one, within the side-return facade.
5. The replacement of the existing timber kitchen window with a new UPVC white, single-casement, double-glazed window within the new ground floor kitchen, in the same location.
6. The removal of the existing timber kitchen door. To be replaced with masonry infill wall, rendered white.



3 Ground Floor Plan
Existing Conditions



4 First Floor Plan
Existing Conditions



5 Front Elevation
Existing Conditions

6 Rear Elevation
Existing Conditions

7 Return Elevation
Existing Conditions

EXISTING CONDITIONS

- ▶ Entry marker
- - - 161 Waverley Road Property Boundary
- ▨ To be demolished/ removed
- ▬ Existing structure
- FFL Finished floor level
- FCL Finished ceiling level
- RL Relative level
- WB Wash basin
- BA Bathtub
- SK Kitchen sink
- CT Cooktop
- OV Oven
- SVP Soil vent pipe
- DP Downpipe