

This drawing may be scaled with reference to the scale bar for planning application purposes only. Do not scale for any other purpose, use only annotated dimensions. All dimensions are to be checked by parties using the drawing, and any errors or omissions are to be reported to Weston & Co Architects Ltd.

Rev.	Date	Note	Author	Checked
-	-	-	-	-

Proposed new pre-cast concrete steps finished with sandstone paving slabs and fitted with PPC steel railed balustrade, colour: black. Final design TBC with Local Authority

Existing vault opened up to provide daylight to bedroom. Stonework repaired and made good to match existing

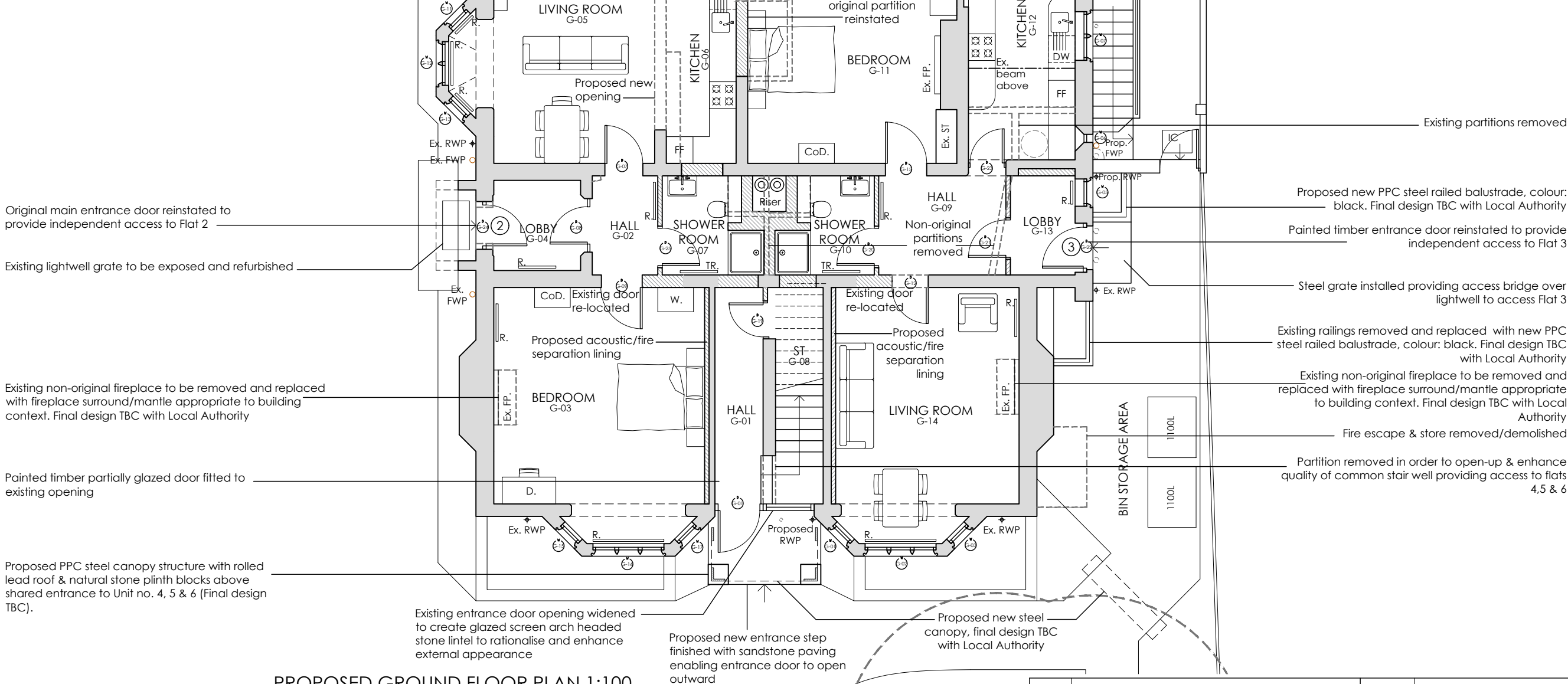
Full-height painted timber window installed to original door opening

Proposed new PPC steel railings, colour: black. Final design TBC with Local Authority

Existing non-original railings removed and replaced with frameless laminated glass balustrade

Existing non-original fireplace to be removed and replaced with fireplace surround/mantle appropriate to building context. Final design TBC with Local Authority

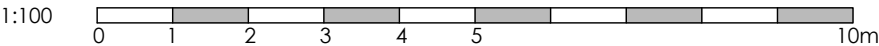
Existing stairs to be repaired to match existing



PROPOSED GROUND FLOOR PLAN 1:100

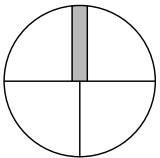
Wall / partitions key:

- Walls / partitions proposed to be demolished
- Existing walls / partitions to be retained
- Proposed new walls / partitions



Key:

- OG - Obscured glazing
- SVP - Soil vent pipe
- RWP - Rainwater pipe
- FWP - Foul water pipe
- R - Radiator position
- TR - Tower rail position



Project	Refurbishment & Alterations Carlisle House, 118 Oxford Road Reading RG1 7NG					Drawing	Proposed Ground Floor Plan			
						Job-Dwg Number	18009-PL-09		Rev.	-
Client	Turner Property Ltd					WESTON + CO ARCHITECTS Watlington House 44 Watlington Street Reading, RG1 4RJ T. 0118 375 0252 www.weston-co.com				
Status	Planning									
Scale	1/100		Sheet Size A3							
Author	IG	Checked	CTW	Date	04/02/22					