

Application No: 190685

Proposal: Extension of existing property and conversion into two 2-bed flats.

At: 20 Coley Hill Reading RG1 6AE

Further to the decision notice dated 11 May 2020, we would apply to discharge the following condition and provide details of minor variations to plans noted in Condition 2.

Condition 2:

Minor variation on drawing 20CH (L) 001 Location & Block Plans Rev A; concrete slabs to rear garden patio & gravel to permeable area between parking bays, wheelie bins enclosure, brick boundary wall and railing shown on plan.

Minor variation on drawing 20CH (L) 006 Proposed Floor Plans Rev B; Window WG1 relocated to north elevation and skylights on north elevation changed for conservation area sun tunnels, to allay concern of our neighbour of being seen through the bathroom window.

Minor variation on drawing 20CH (L) 007 Proposed Elevations Rev A; conservation sun tunnels on north elevation, ground floor window enlarged below former cill level. Garden access door relocated to dining room.

Minor variations on drawing 20CH (L) 008 Proposed Sections Rev A; conservation sun tunnels indicated on sectional plans.

Minor variations on drawing 20CH (L) 001 Location & Block Plans; noted on plan to patio materials, wheelie bins enclosure, gravel to permeable area between parking bays and brick wall & rail to east boundary.

Condition 3:

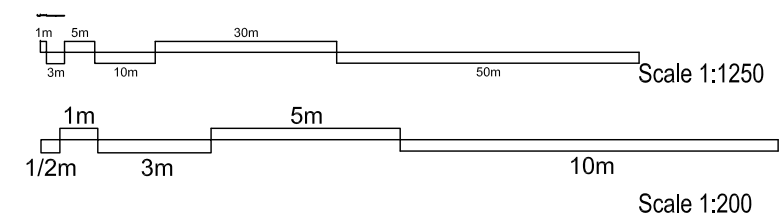
Boundary wall and railing elevation and plan drawing annotated with materials and drawn at scale of 1:20 indicated on drawing 20CH (L) 011 Brickwall & Bin Store.

Condition 4:

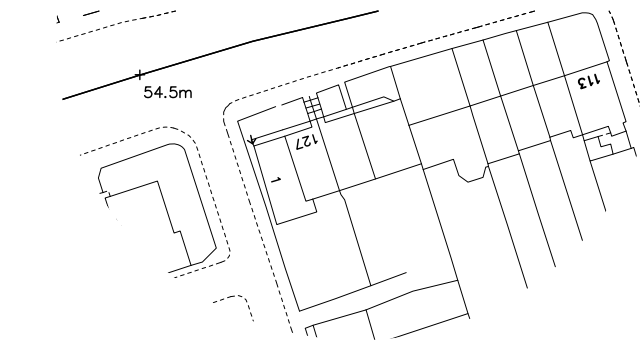
New bin storage elevation and plan drawing annotated with materials and drawn to a scale of 1:20 indicated on drawing 20CH (L) 011 Brickwall & Bin Store.

Condition 5:

Details of Velux conservation roof window and Velux flexible sun tunnels attached.



LOCATION PLAN
scale 1:1250



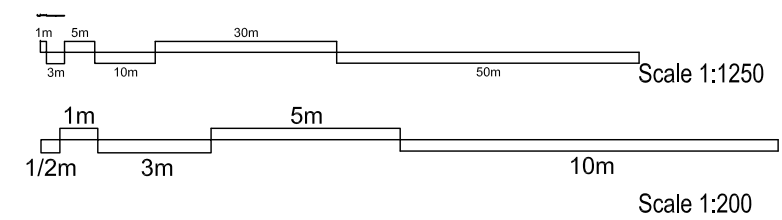
BLOCK PLAN
scale 1:200



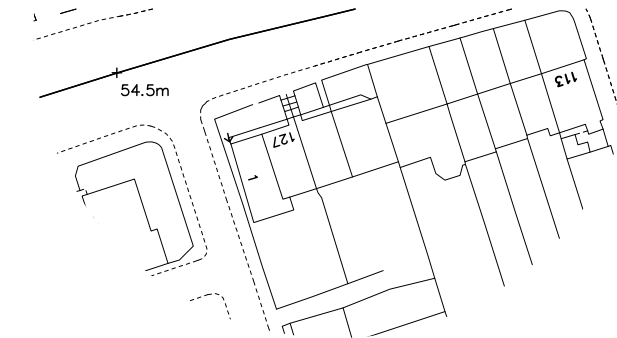
Rev A: Paving slabs to rear garden, brick garden wall and refuse enclosure to front garden. Gravel between parking bays.
19 Mar 22

20 Coley Hill
Reading
RG1 6AE
Location & Block Plans

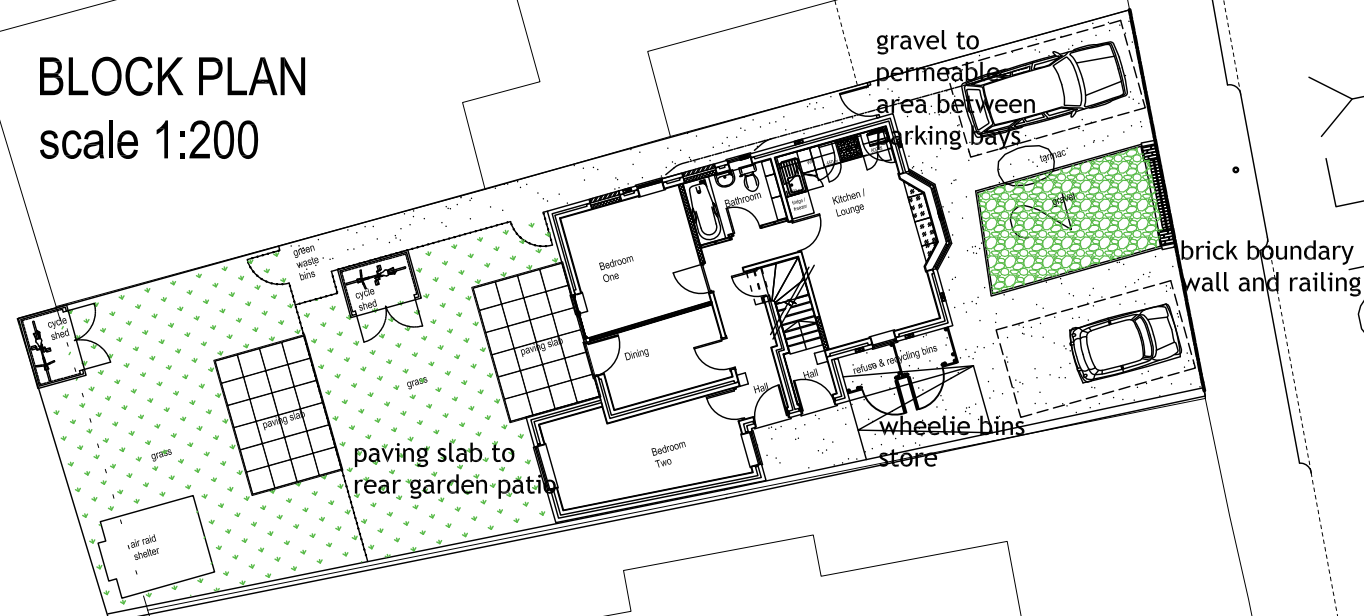
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Drawing No: 20CH (L) 001 Location & Block Plan Rev A
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



LOCATION PLAN scale 1:1250



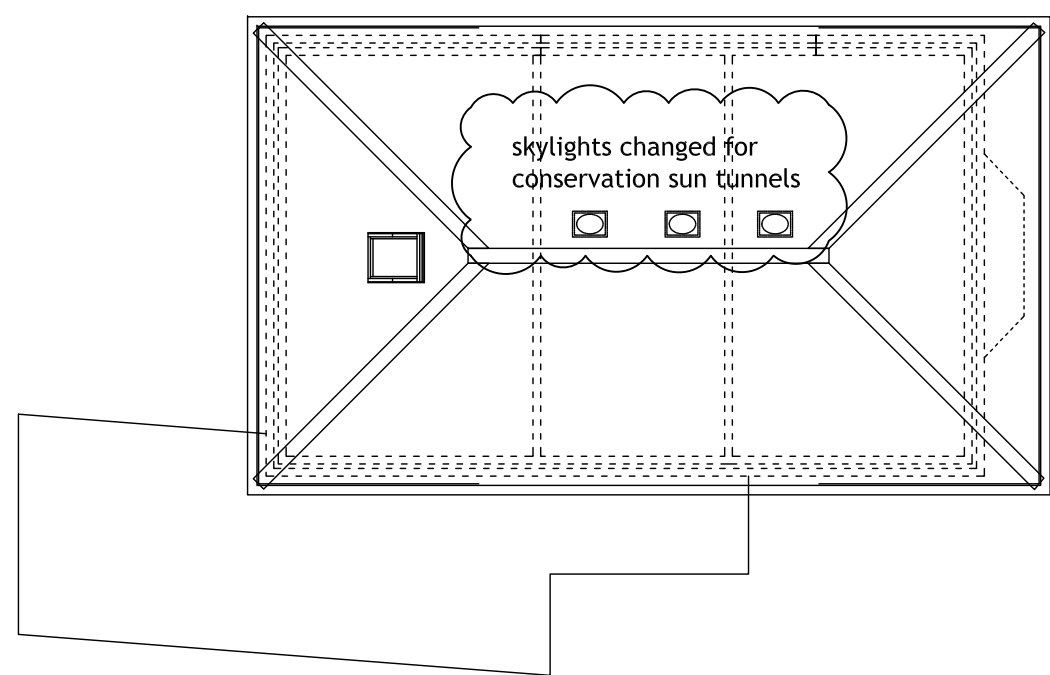
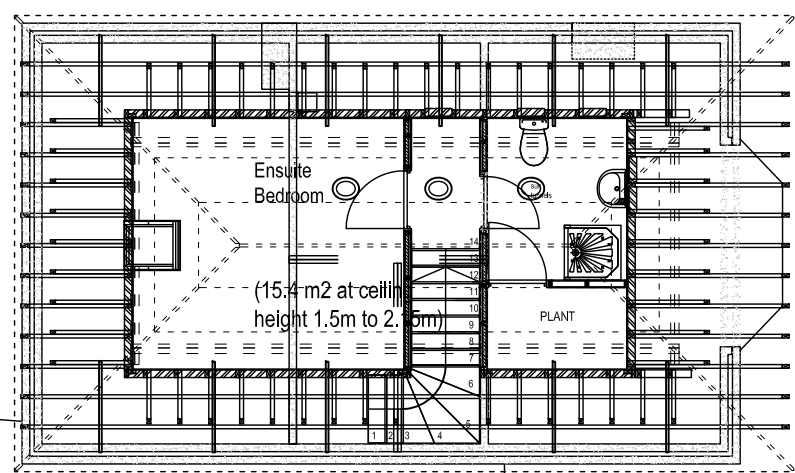
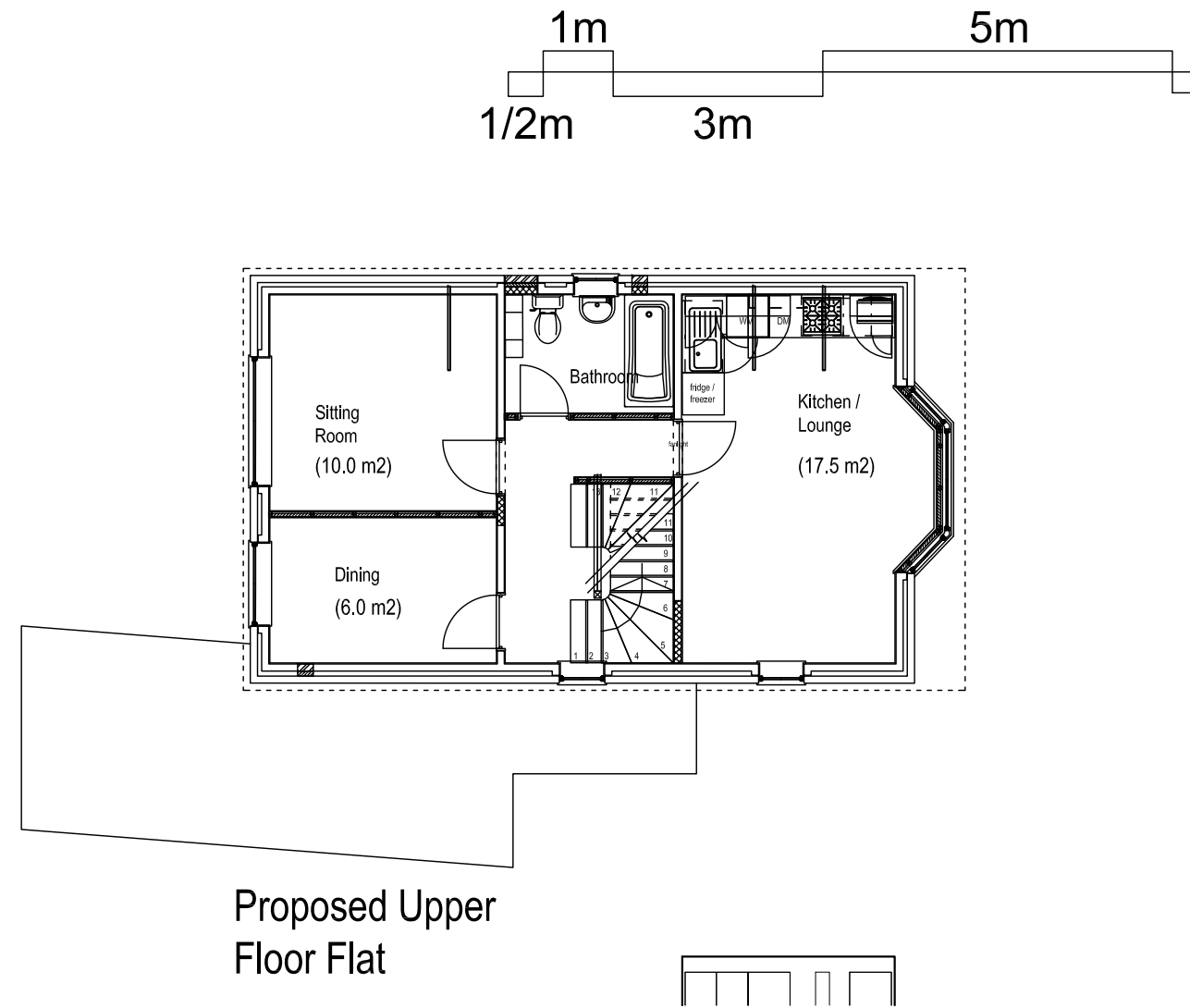
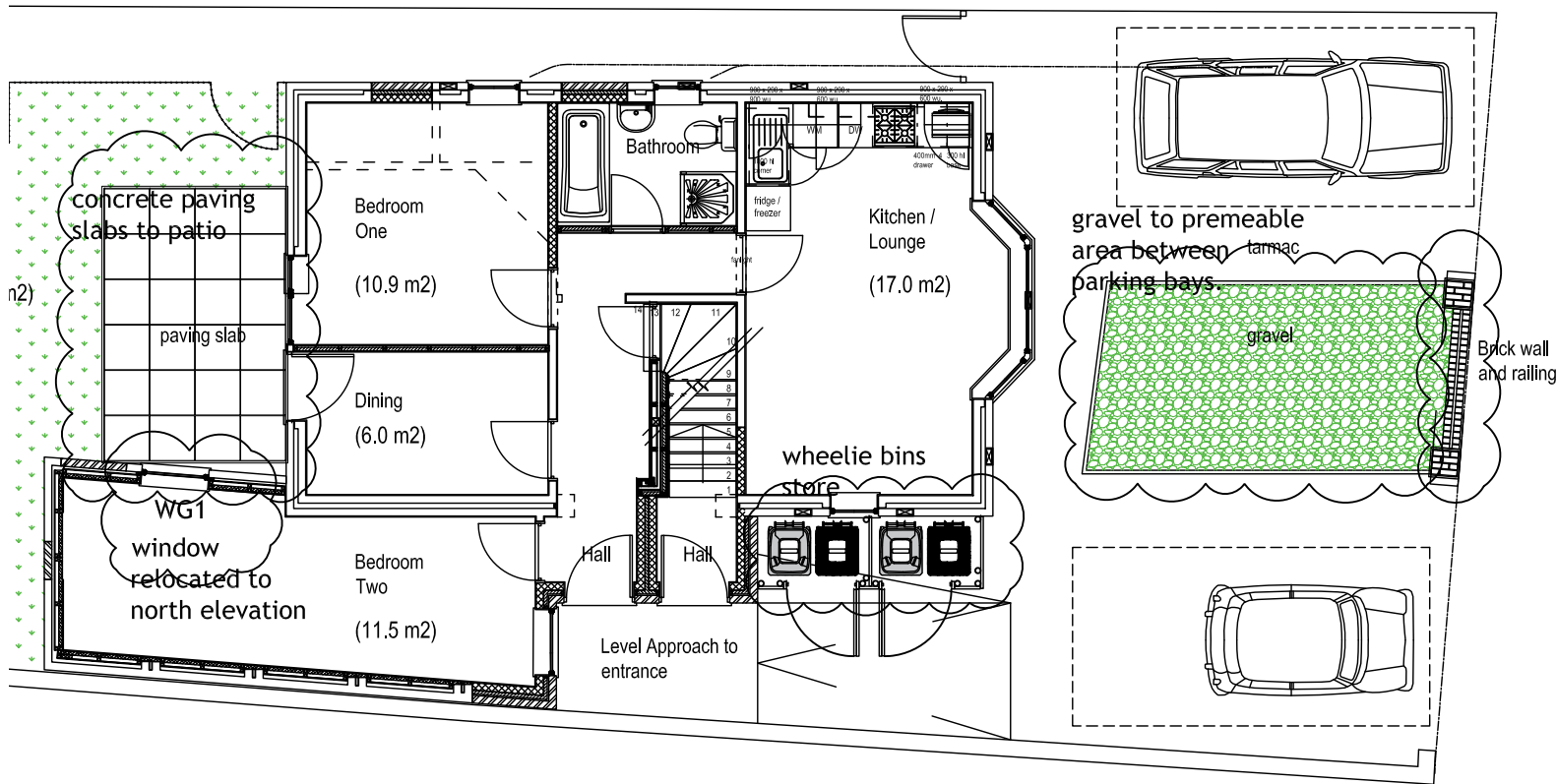
BLOCK PLAN scale 1:200



Rev A: Paving slabs to rear garden, brick garden wall and refuse enclosure to front garden. Gravel between parking bays.
19 Mar 22

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Location & Block Plans

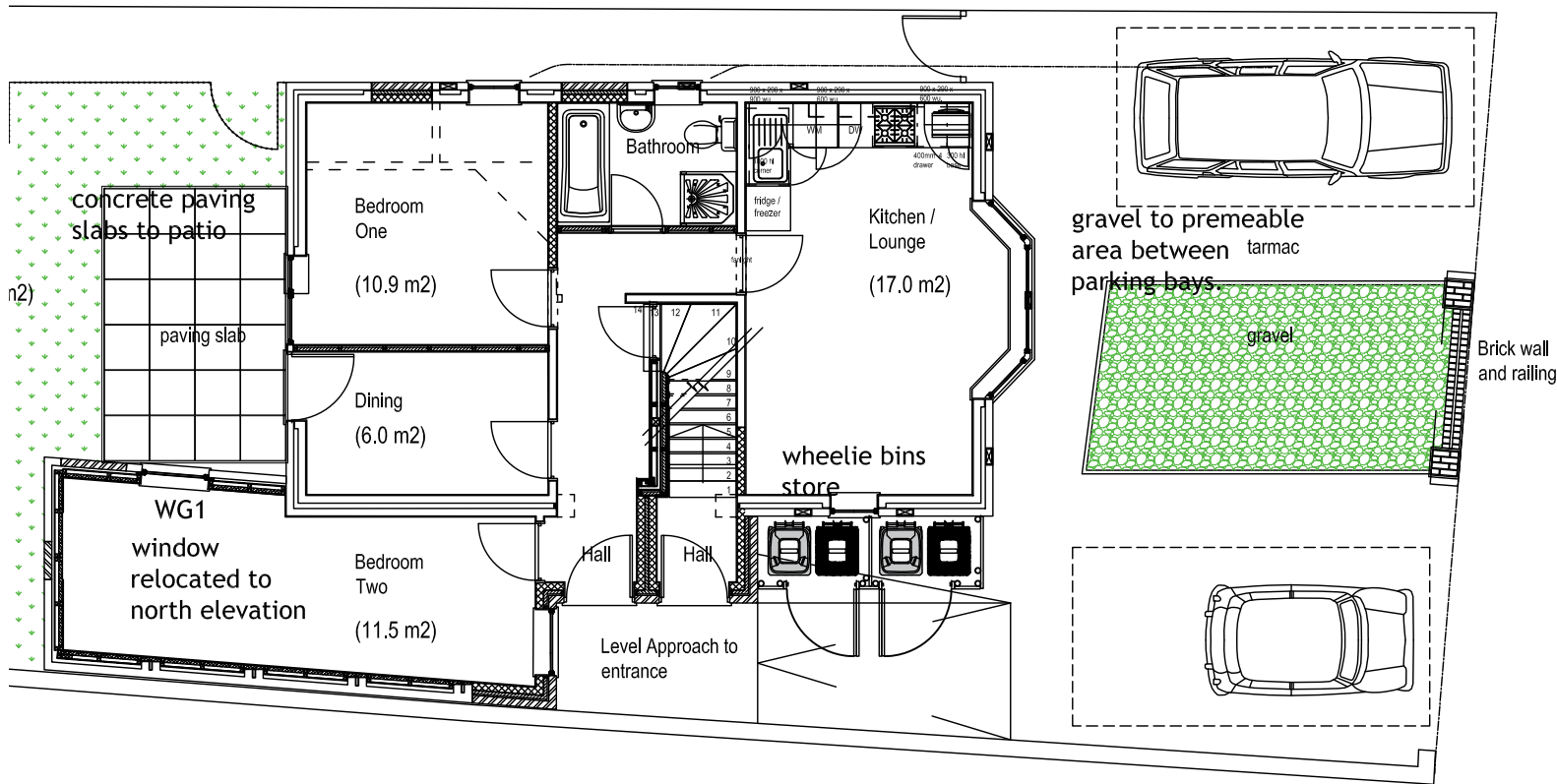
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Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



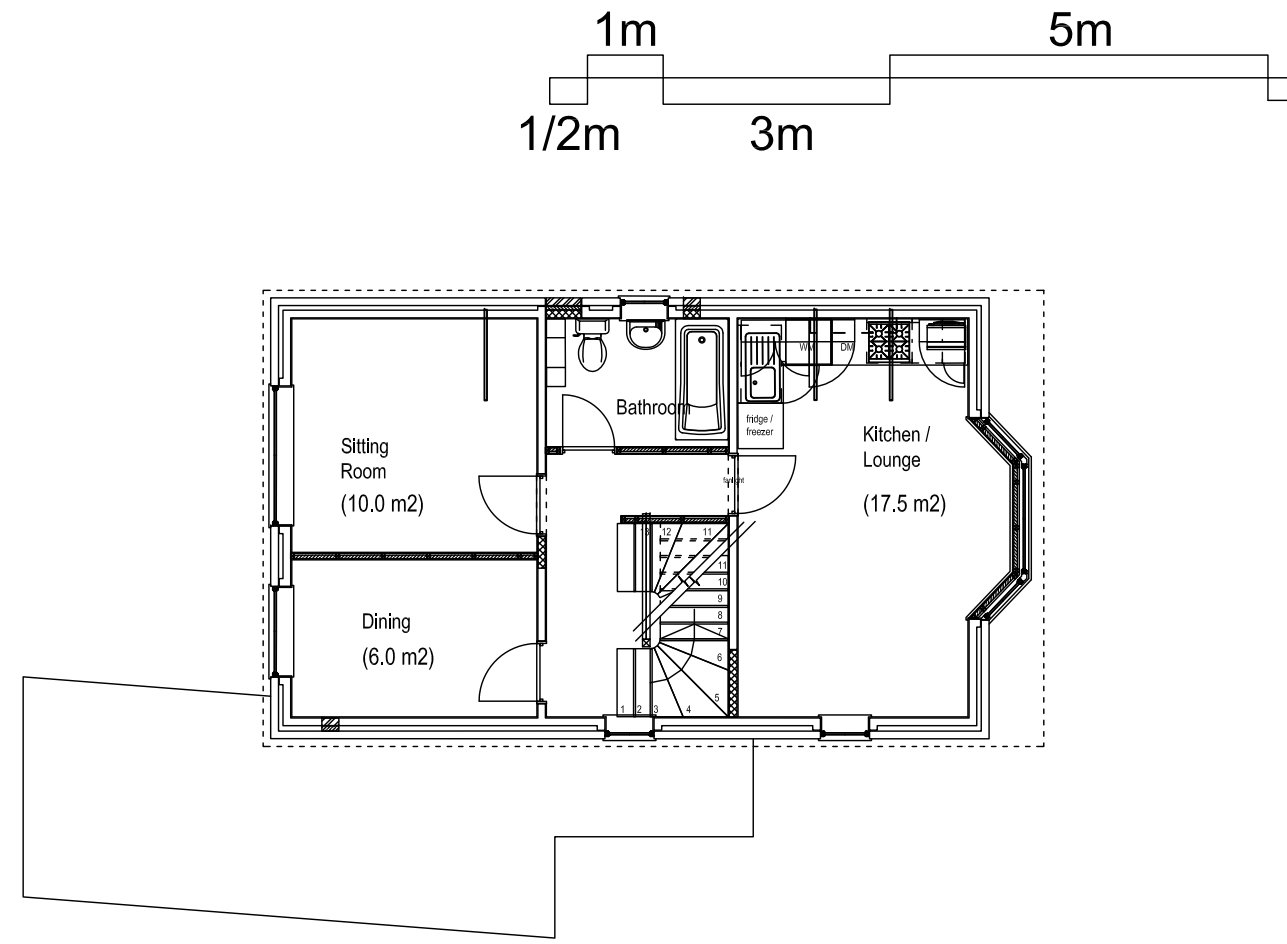
Rev B: Replace skylights to north elevation with conservation sunpipes. Relocate window WG1. 19 March 22.
 Rev A: First Floor flat accommodation revised. 041119

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 Proposed Floor Plans

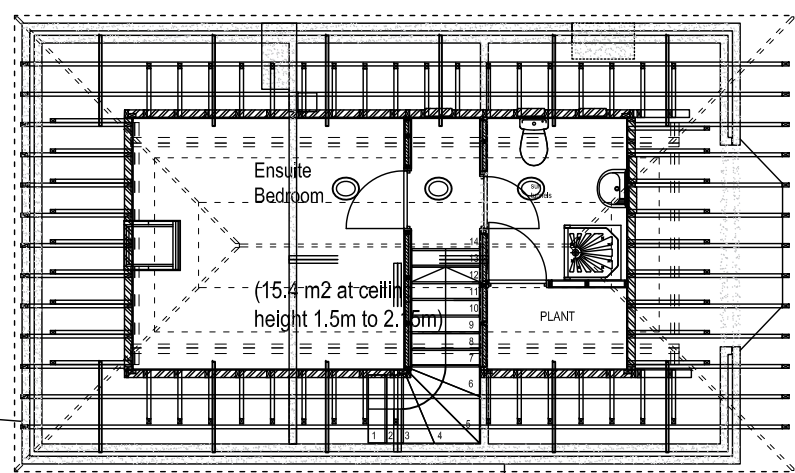
Scale: A3 @ 1:100
 Drawing No: 20CH (L) 006 Proposed Floor Plans Rev B.
 Drawn by: H. Gohil
 Checked by:
 Date: 19 March 2022



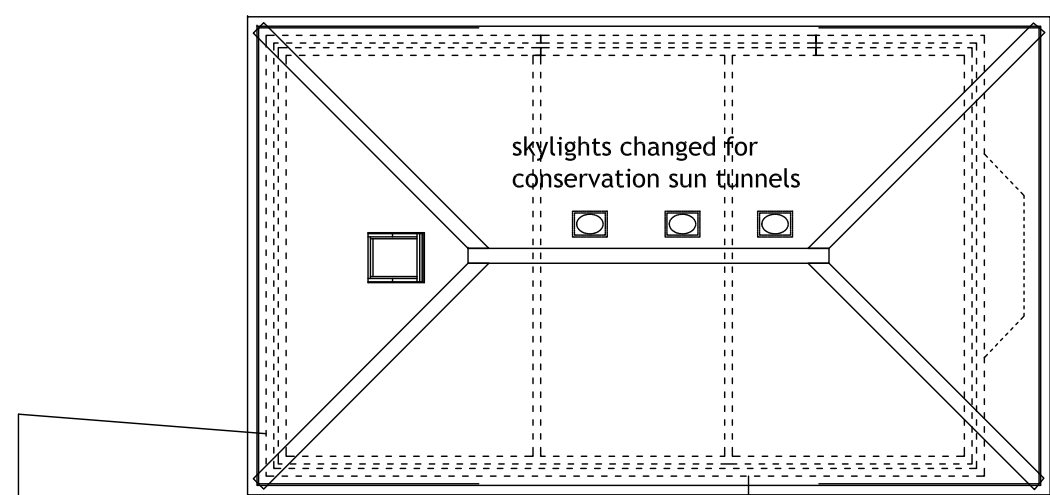
Proposed Ground Floor Flat



Proposed Upper Floor Flat



Proposed Loft Plan



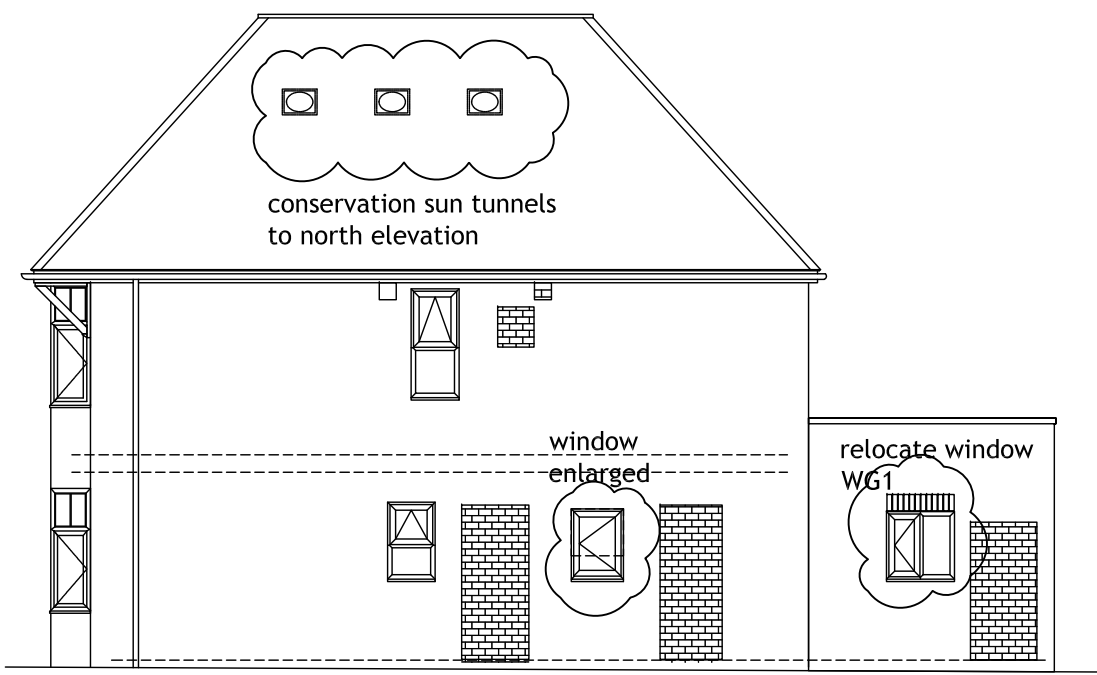
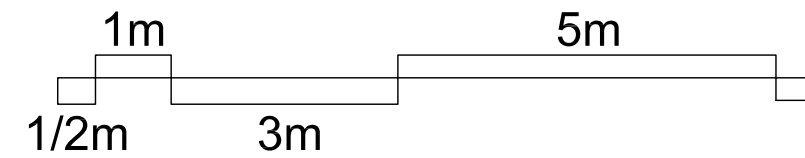
Proposed Roof Plan

Rev B: Replace skylights to north elevation with conservation sunpipes. Relocate window WG1. 19 March 22.
Rev A: First Floor flat accommodation revised. 041119

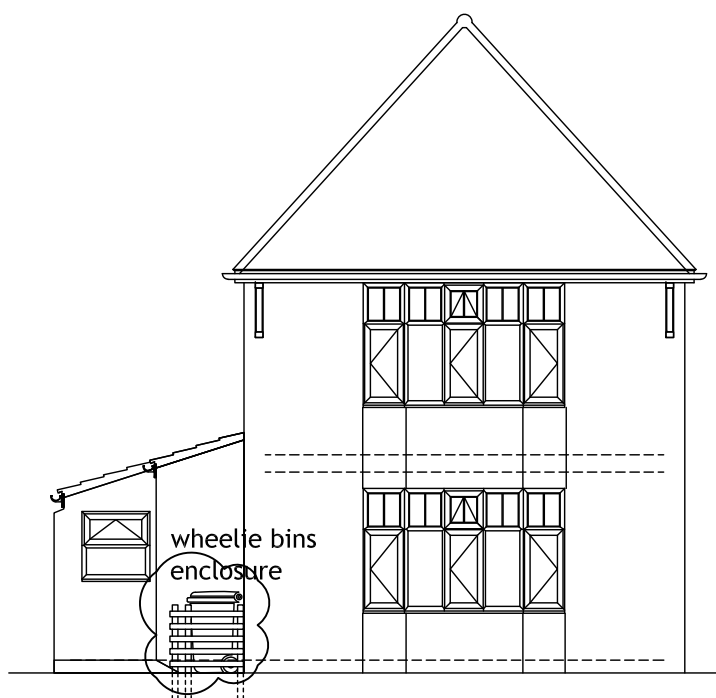
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Proposed Floor Plans

Scale: A3 @ 1:100
Drawing No: 20CH (L) 006 Proposed Floor Plans Rev B.
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



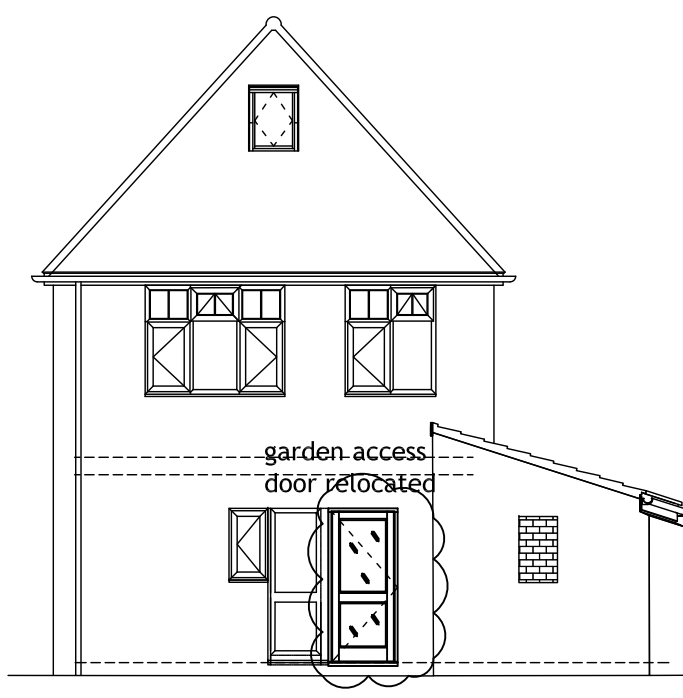
Proposed North
Elevation



Proposed East
Elevation



Proposed South
Elevation



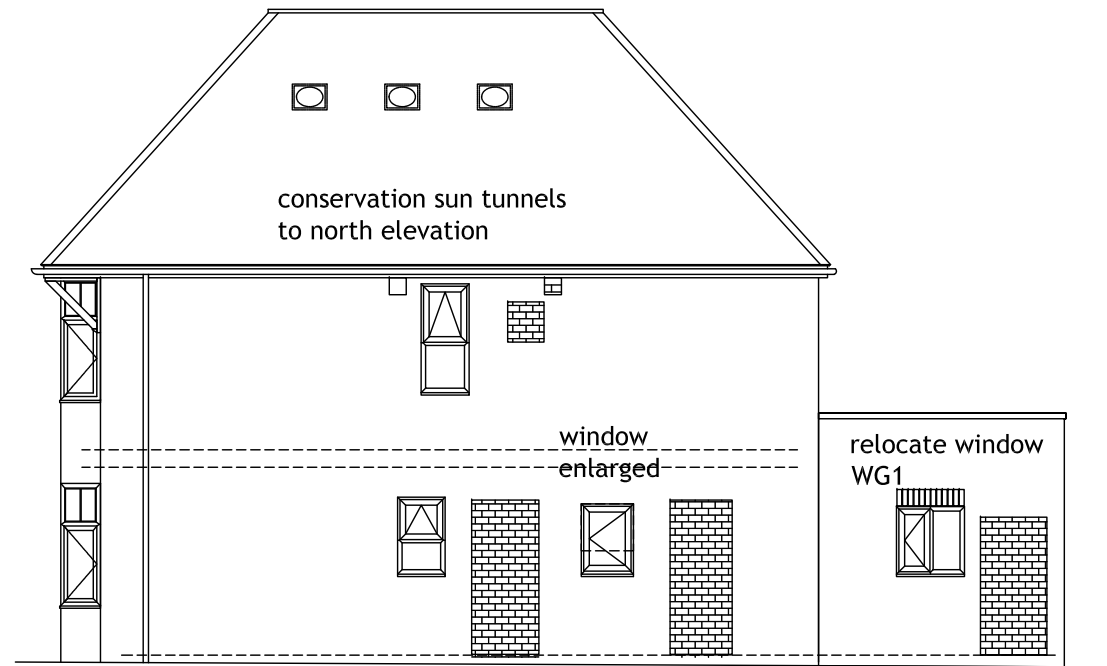
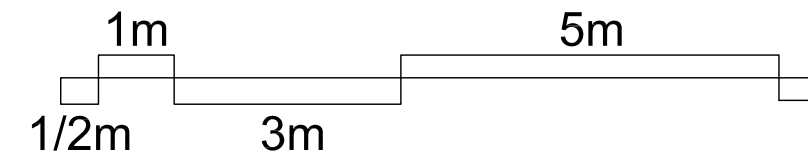
Proposed West
Elevation

Rev A: Sklights to north elevation replaced with sunpipes,
garden door located to dining room. Relocate window WG1
19 March 2022.

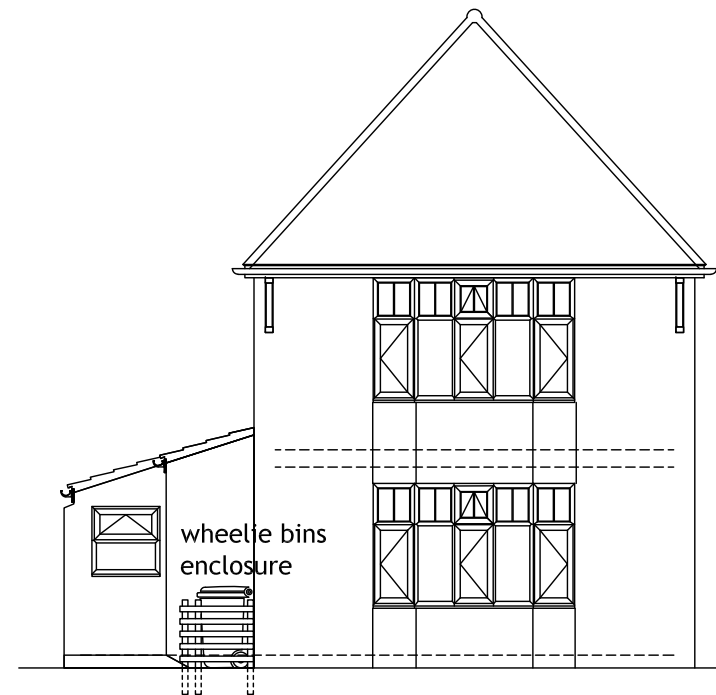
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RG1 6AE

Proposed Elevations

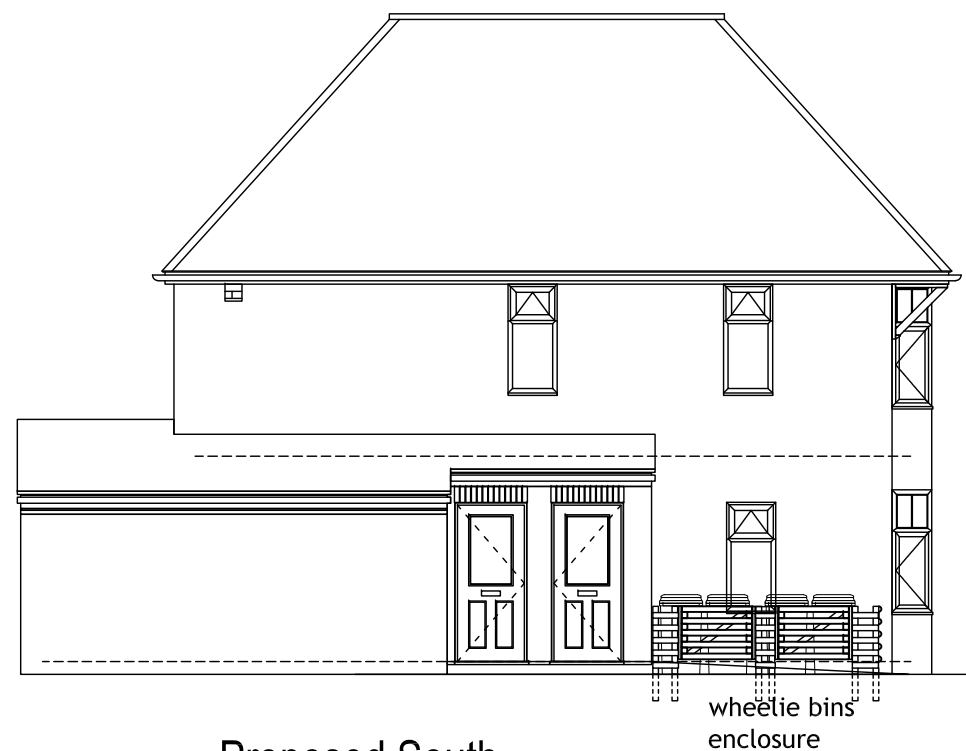
Scale: A3 @ 1:100
Drawing No: 20CH (L) 007 Proposed Elevations Rev A
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



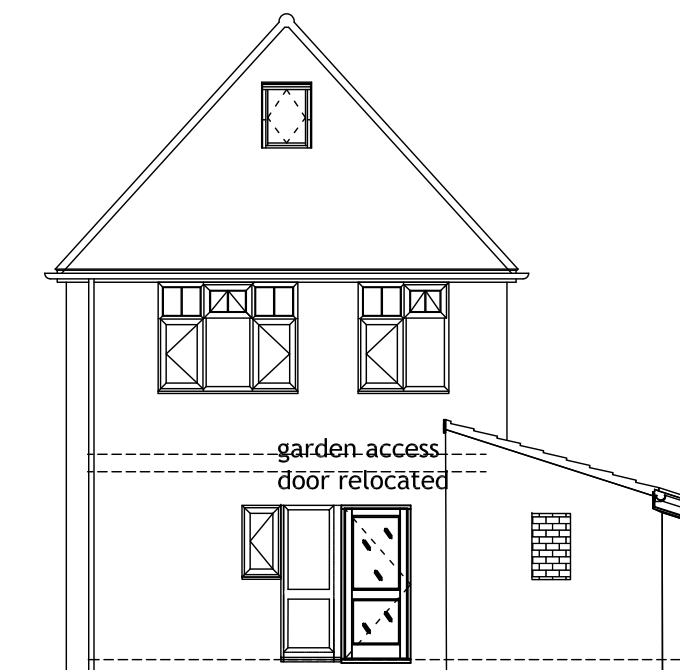
Proposed North
Elevation



Proposed East
Elevation



Proposed South
Elevation

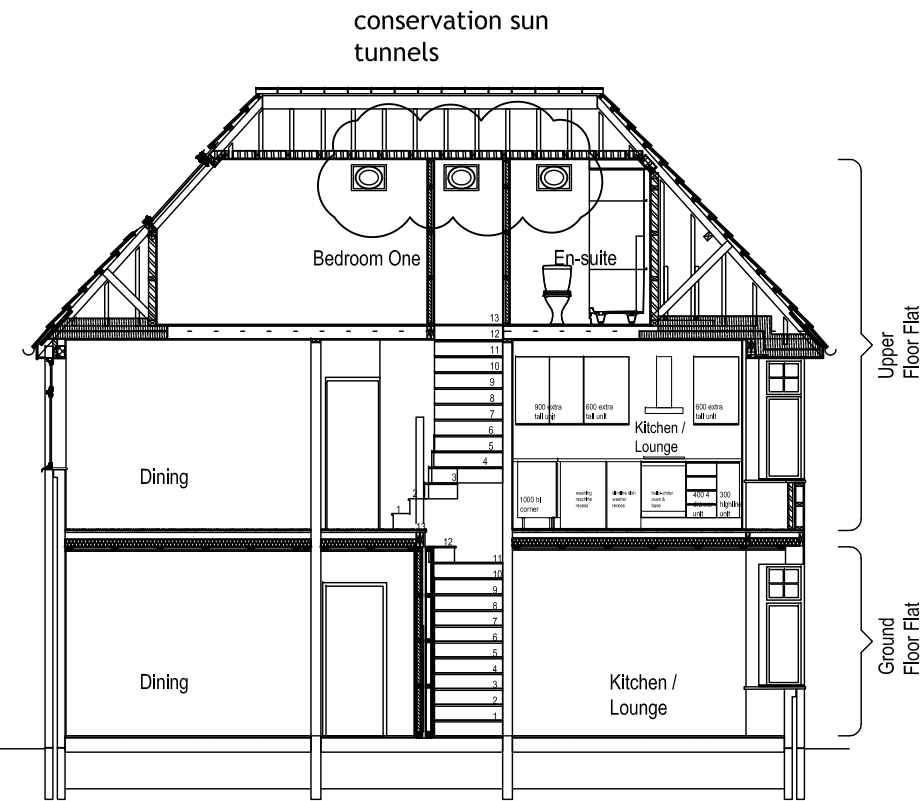
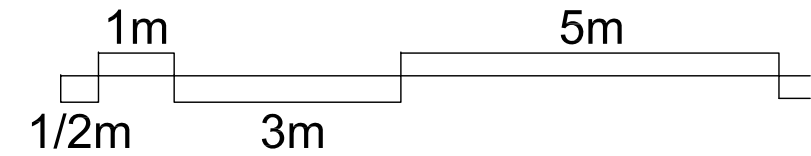


Proposed West
Elevation

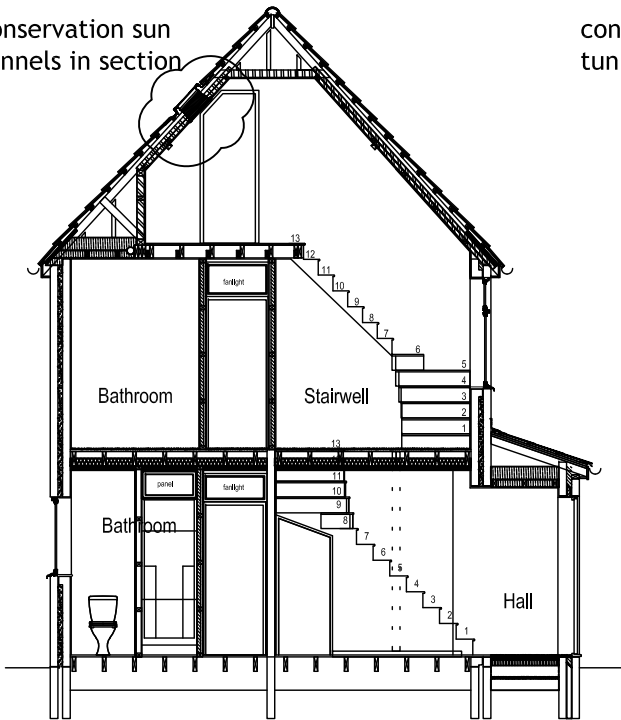
Rev A: Sklights to north elevation replaced with sunpipes,
garden door located to dining room. Relocate window WG1
19 March 2022.

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RG1 6AE
Proposed Elevations

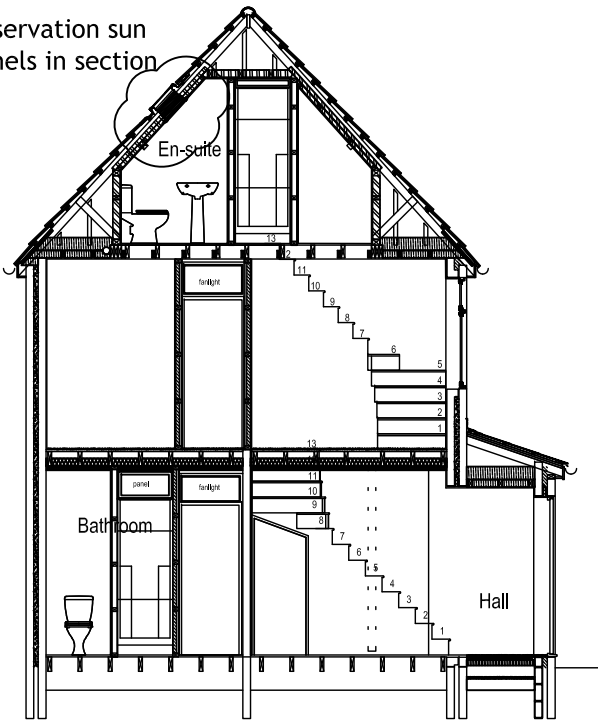
Scale: A3 @ 1:100
Drawing No: 20CH (L) 007 Proposed Elevations Rev A
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



Proposed Longitudinal
Section



Proposed Cross
Section

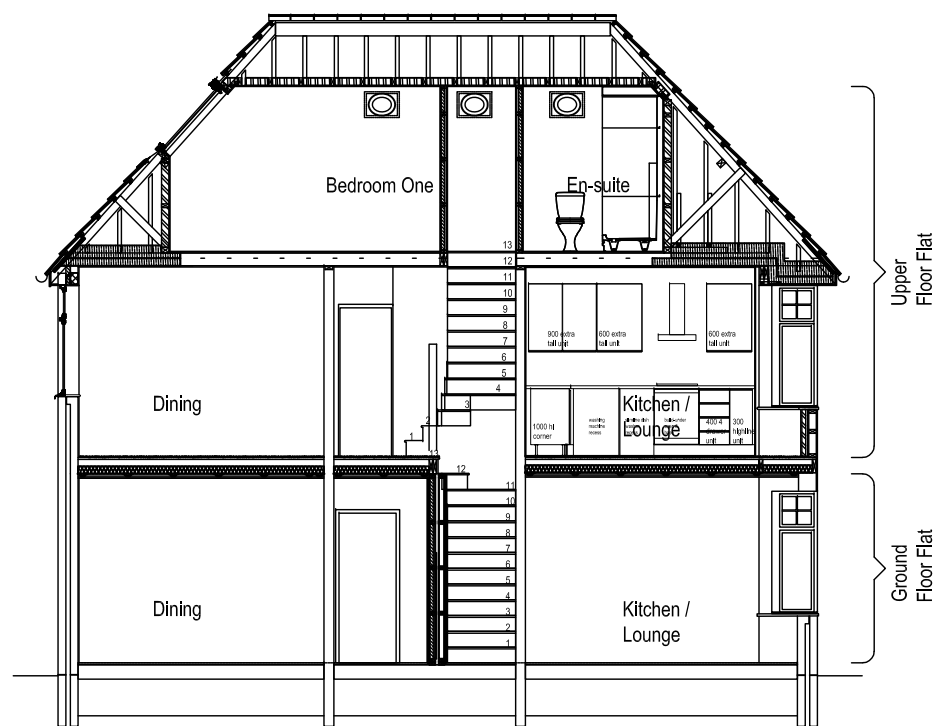
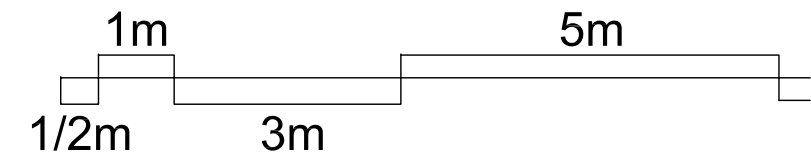


Rev A: Skylights replaced with conservation sun tunnels.
19 March 2022

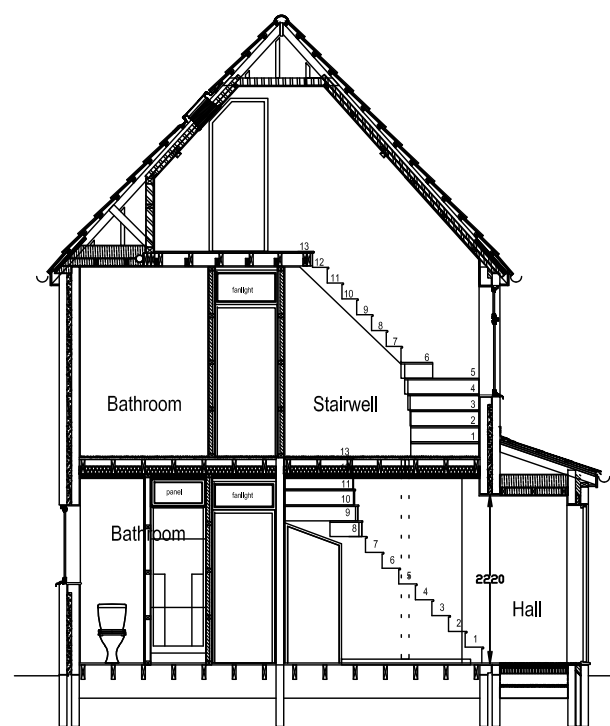
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Proposed Sections

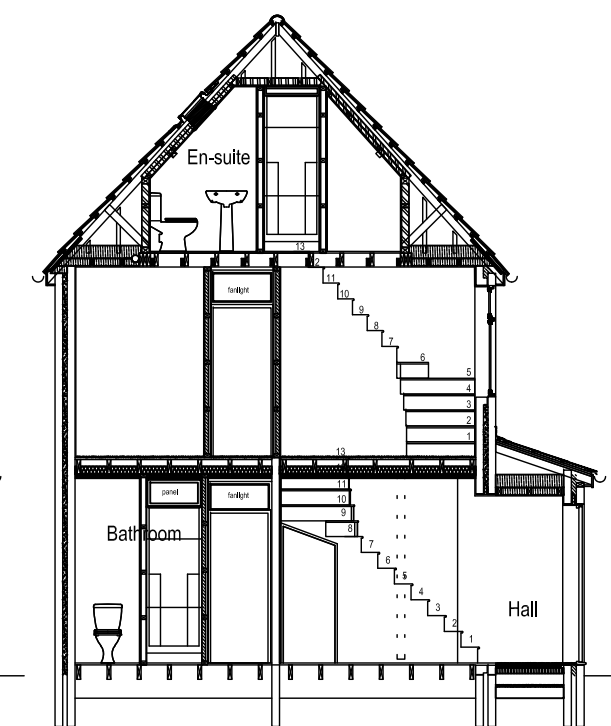
Scale: A3 @ 1:100
Drawing No: 20CH (L) 008 Proposed Sections Rev A.
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022



Proposed Longitudinal
Section



Proposed Cross
Section



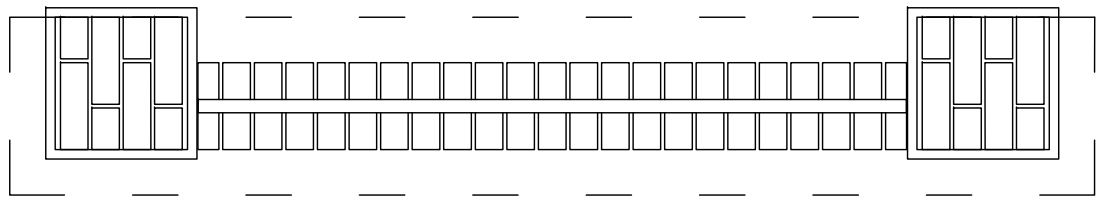
Rev A: Skylights replaced with sunpipes. 19 March 2022

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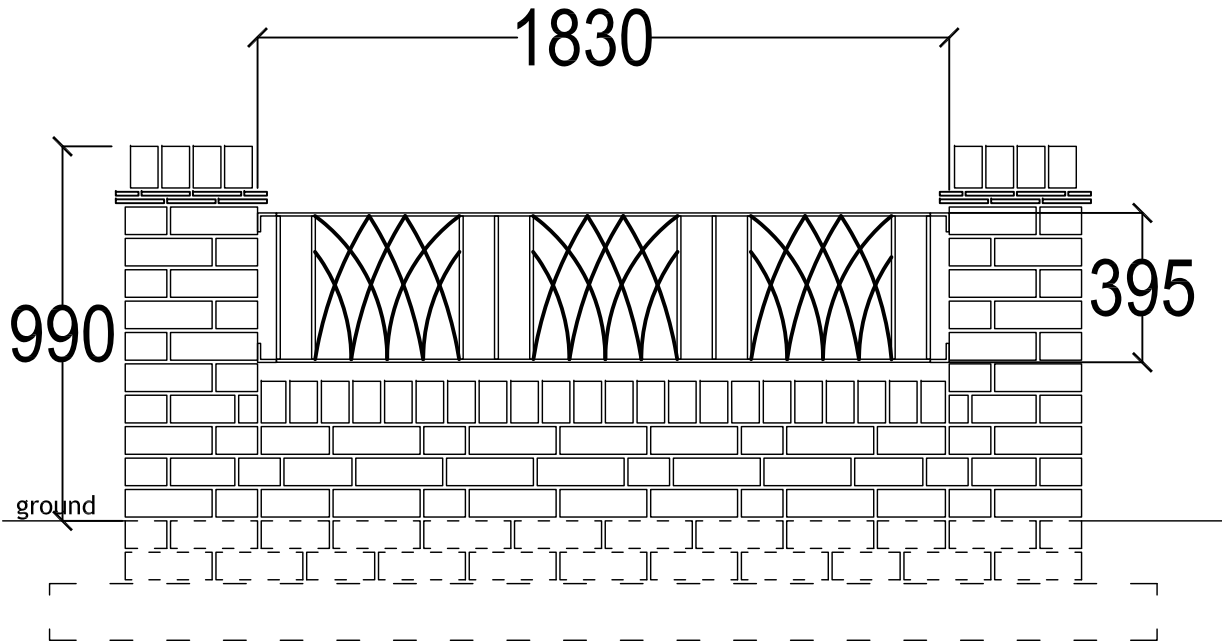
Proposed Sections

Scale: A3 @ 1:100
Drawing No: 20CH (L) 008 Proposed Sections Rev A.
Drawn by: H. Gohil
Checked by:
Date: 19 March 2022

Plan on Brick Wall.



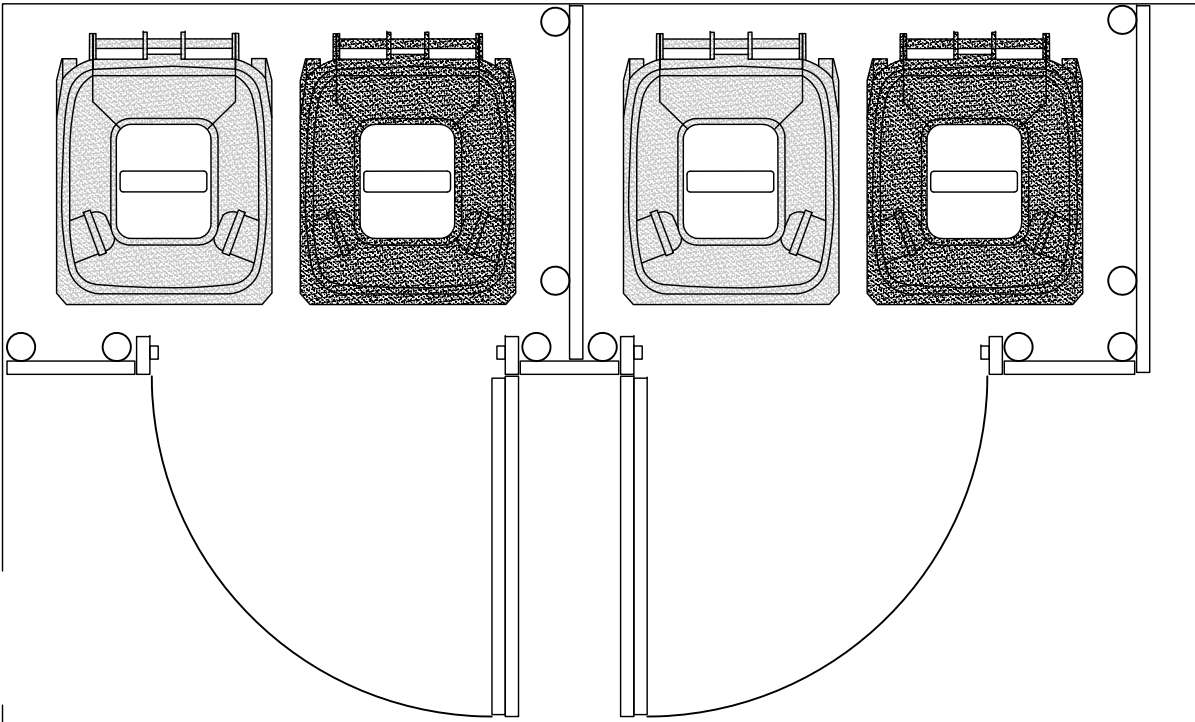
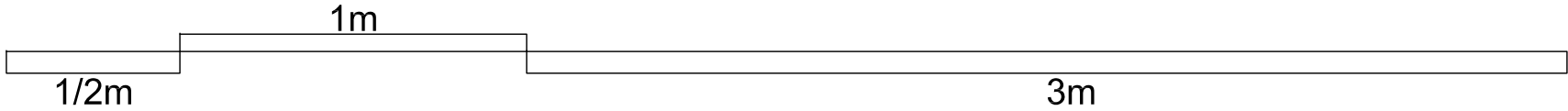
Chelmer Red Stock Imperial,
from the local brick range.



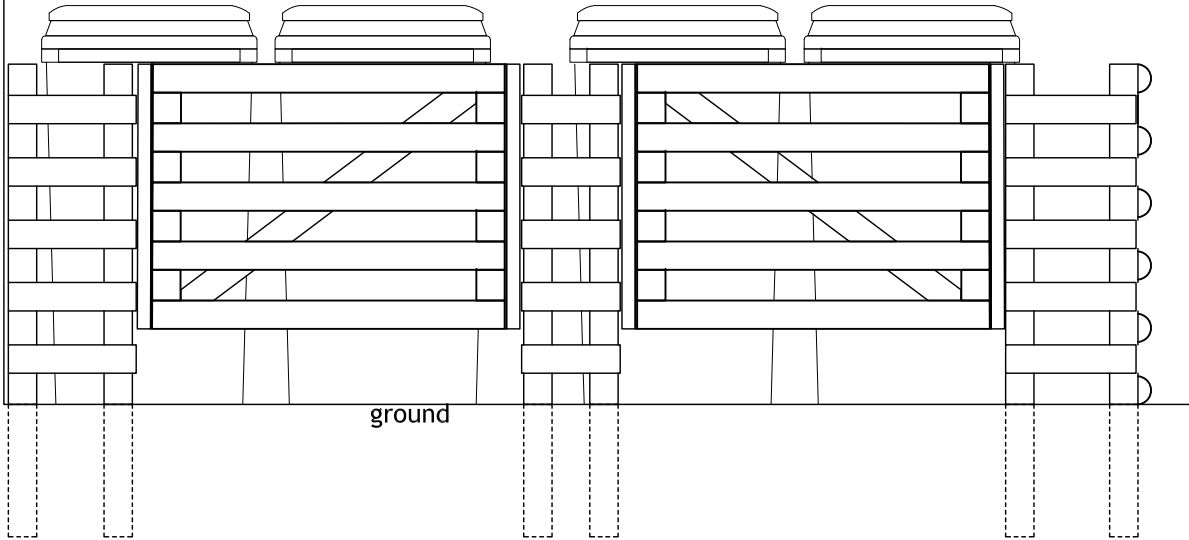
Brick Wall Elevation.

Mild steel railing, electro
galvanised and powder coated
Black.

Plan on Bin Enclosure.



Bin Enclosure Elevation.



Plastic recycled timber posts and
planks for fence panel and gate
construction in colour Black.

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Brickwall & Bin
Store Construction

Scale: A3 @ 1:20
Drawing No: 20CH (L) 011 Brickwall & Bin Store Construction
Drawn by: H. Gohil
Checked by:
Date: 24 May 2020

Roof windows

Conservation roof windows

All roof windows



Conservation roof windows

From £547.00 excl. VAT

All the benefits of a VELUX roof window with a traditional appearance.

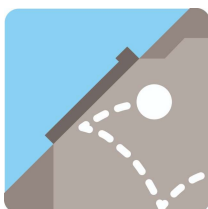
Our classic windows blend tastefully into the roof of your old building with a vertical centre bar and black finish exterior. All our conservation roof windows have the technically superior features of a VELUX roof window in a traditional black conservation style. No matter what type of glazing you choose, you'll have the added benefit of energy efficiency and all the features you'd expect.

Product features:

- Available in either centre-pivot or top-hung opening.
- Black external profiles and glazing bar.
- Recessed installation possible for slate and tile roofs.
- Rotates 180° for easy cleaning of the outer pane.
- Insulation collar and Underfelt collar included in all conservation packages.

Sizes and Prices

Internal finish and glazing



White painted finish

- Bright white finish with discrete wood grain
- High quality pine wood
- Painted before assembly for a flawless finish

- Above head height
- --70 pane
- Laminated inner pane for safety

Optional glazing bars for standard VELUX roof windows

The requirements of conservation officers throughout the country differ and the black finish featured on our conservation packages may not be required in your area.

Consult your local conservation officer to see if you can create a traditional appearance by adding a glazing bar to a standard VELUX roof window with grey exterior.

This will allow you to take advantage of the full range of window styles and sizes available, such as INTEGRA® electric roof windows, or windows with maintenance free white polyurethane internal finish. As with our standard conservation packages, a more traditional appearance can also be achieved by installing the window deeper in



Simply select your preferred VELUX roof window, along with the appropriate flashing kit for your roofing material and add one or more

the roofline with the use of VELUX recessed flashing kits in addition to the optional glazing bar.

conservation glazing bars in the corresponding size.

Are you ready to buy?

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Brochures

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A VELUX Certified Installer can help steer your project from start to finish. Find one in your area.

Find an installer

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Find details of your local VELUX stockists or where you can buy VELUX roof windows online.

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Tel: 01592 778225
Email: sales@velux.co.uk

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Bringing light to life™

VELUX sun tunnels for pitched roofs

Accessories

All sun tunnels



Flex or rigid tunnel

Prices

VELUX sun tunnels for pitched roofs

VELUX sun tunnels for pitched roofs are designed to provide natural light into corridors, stairwells, bathrooms and cupboards, under pitched roofs, where installation of a VELUX roof window is not possible. The VELUX flex tunnels and rigid tunnels provide installation flexibility. Flex tunnels can be used when the distance between the roof and the ceiling is too small for a rigid tunnel. Rigid tunnels deliver a straight shaft of light for when the ceiling is placed directly under the exterior window.

A VELUX sun tunnel can be installed in tiled roofs (TW/F/TWR) or slated roofs (TLF/TLR). Sun tunnels for pitched roofs can be installed in roofs with 15° - 60° pitches, for flat roofs you'll need a [VELUX sun tunnel for flat roof](#).

A VELUX sun tunnel is easy to install, regardless of your roof type. For profile roofing, choose our black polyurethane frame and lead-free lower flashing.

Flex or rigid tunnels?



Flex tunnels TWF/TLF

Product features:

For tunnel lengths from 0.4 to 2m between the roof and ceiling.
The 2-meter long, super reflective, flexible tunnel has a diameter of 35 cm.
Easy to assemble.
An easy-to-assemble diffuser comes complete with a frosted polycarbonate insulating frame.
Roof module is with 4 mm toughened glass and a removable sash. The glass is with clear and clean coating on the outside.

Rigid tunnels TWR/TLR

Product features:

Recommended for tunnel lengths from 0.9 to 6 m between the roof and ceiling.
The 1.7m long rigid tunnel should be used when greater lengths- in combination with ZTR extension sections- are necessary and to ensure adequate daylight levels are obtained. It is supplied with 2 x 45 degree bends.
Can be extended to distances up to 6 m.
Rigid tunnels has a diameter of either 35 cm or 25 cm.
Super reflective coating along with interior of the tunnel provides a 98% internal reflection rate.
An easy-to-assemble diffuser comes complete with a frosted polycarbonate insulating frame.
Roof module is with 4 mm toughened glass and a removable sash. The glass is with clear and clean coating on the outside.

A sun tunnel for every situation

Distances	Tiles	Slate
between 0.4 m and 1.5 m	Sun tunnel flexible (TWF)	Sun tunnel flexible (TLF)
between 0.9 m and 1.7 m	Sun tunnel rigid (TWR) no extension required	Sun tunnel rigid (TLR) no extension required
between 1.7 m and 6 m	Sun tunnel rigid (TWR) with extension section(s) (ZTR)	Sun tunnel rigid (TLR) with extension section(s) (ZTR)

Prices

	TWF	TWR	TLF	TLR
<i>Description</i>	Complete with 2m flexible tunnel	Complete with 1.7m rigid tunnel	Complete with 2m flex tunnel	Complete with 1.7m rigid tunnel
<i>Roofing material</i>	For tiles up to 120mm in profile		Flat slates up to 8mm thick	
<i>Size</i>	<i>Price</i>			
<i>10"</i>		£311 ex vat		£331 ex vat
<i>14"</i>	£331 ex vat	£381 ex vat	£331 ex vat	£381 ex vat

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