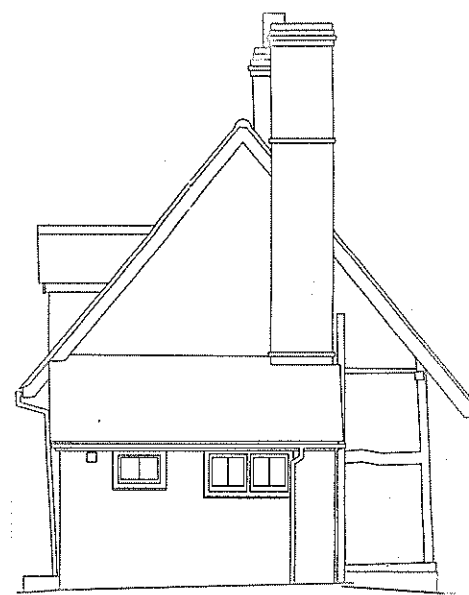
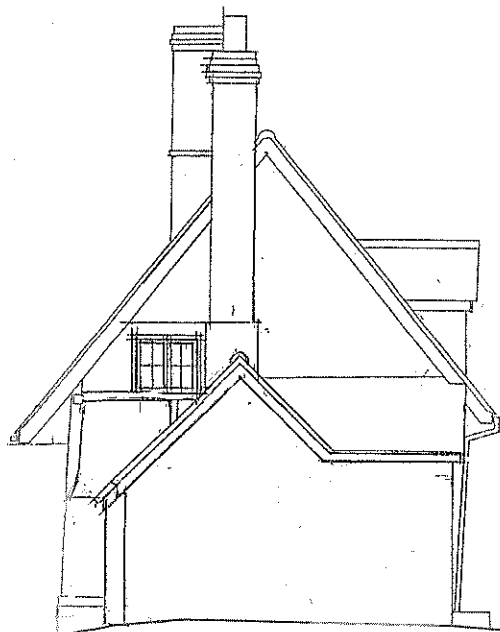




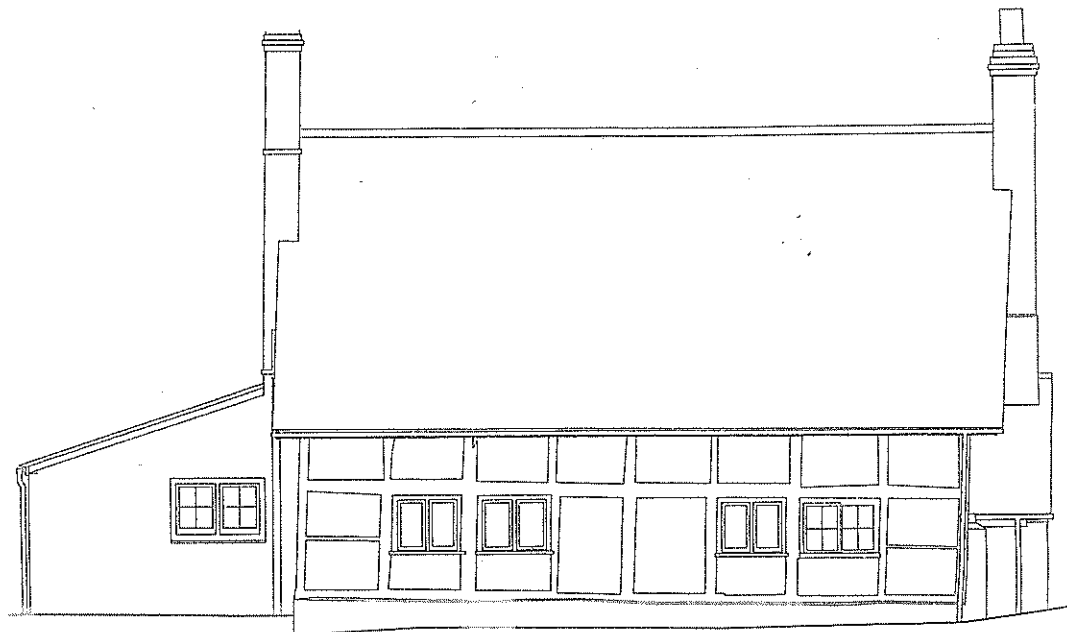
South East



North East

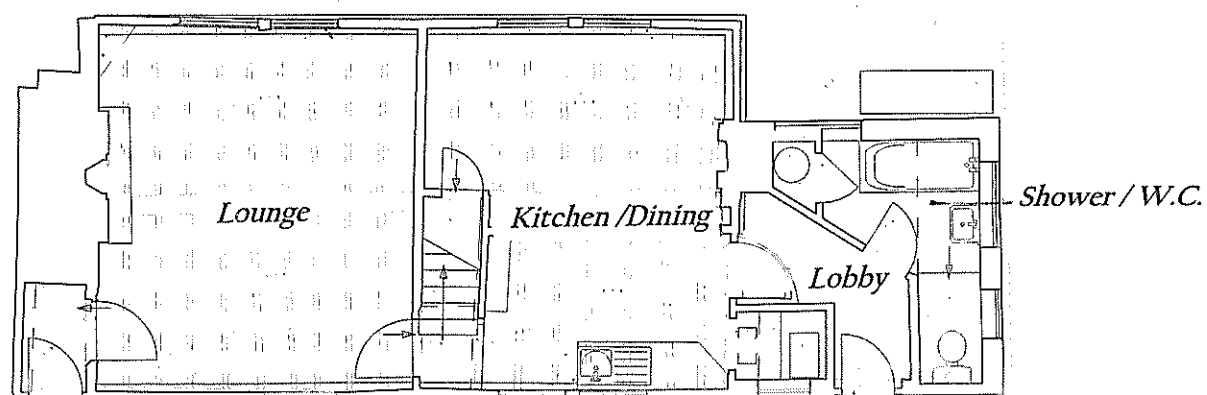


South West

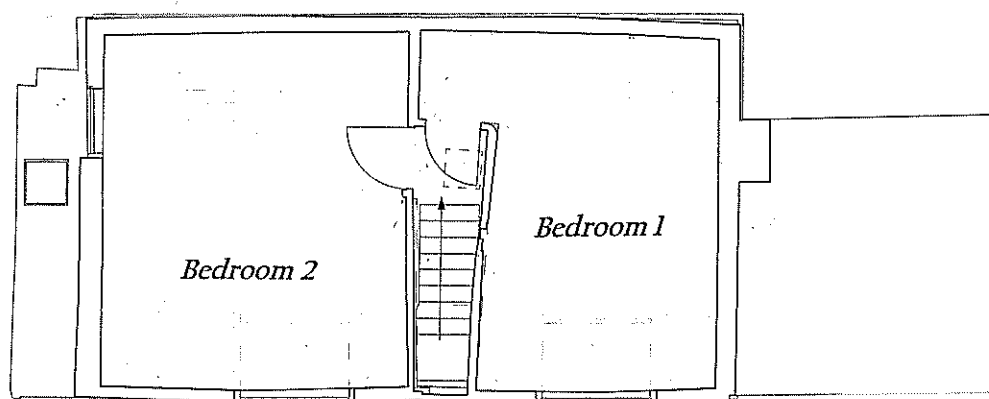


North West

Existing Elevations 1:100



Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100

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Caversham,
RG4 7DY*

Client:
Date:
D.P.Bates 0118 969 7376
Drawn:

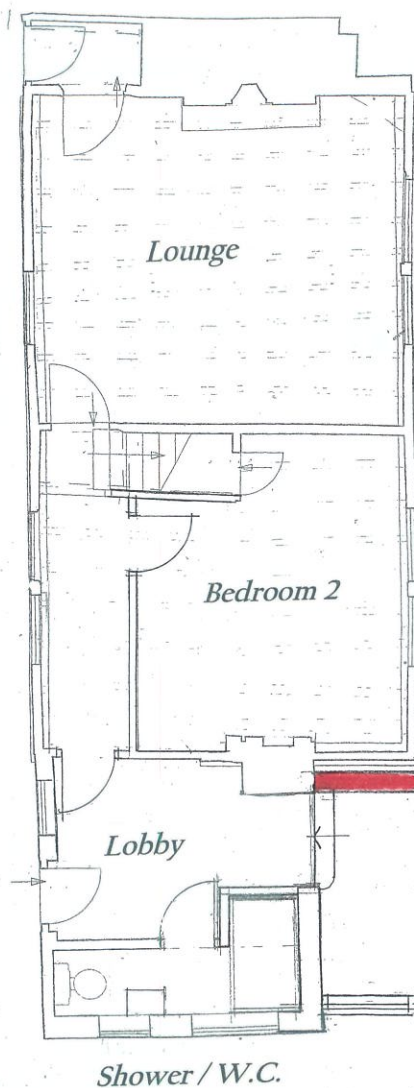
*1 1/2 Storey Extension,
Existing Floor Plans & Elevations*

Dwg Title:
1:100

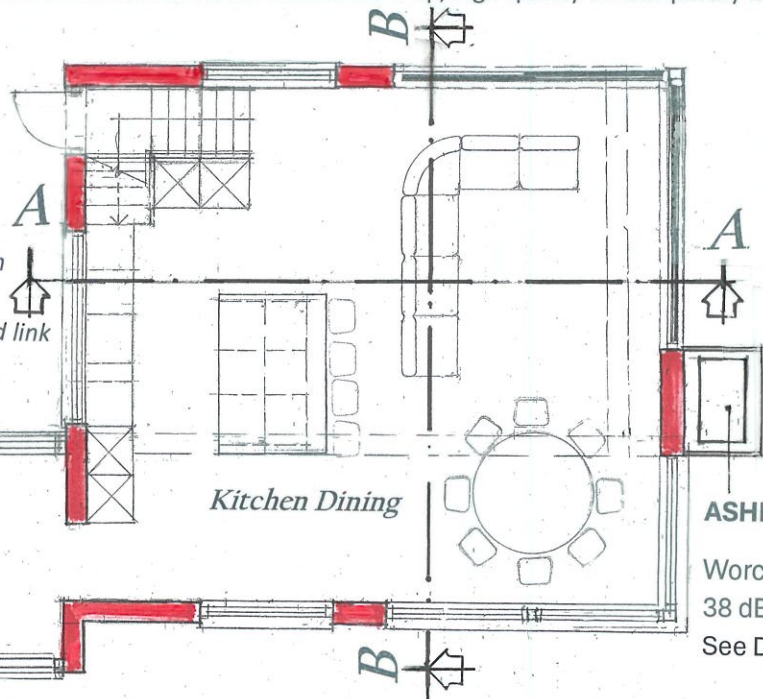
Scales:

HBL/26/PI A

Dwg NO.



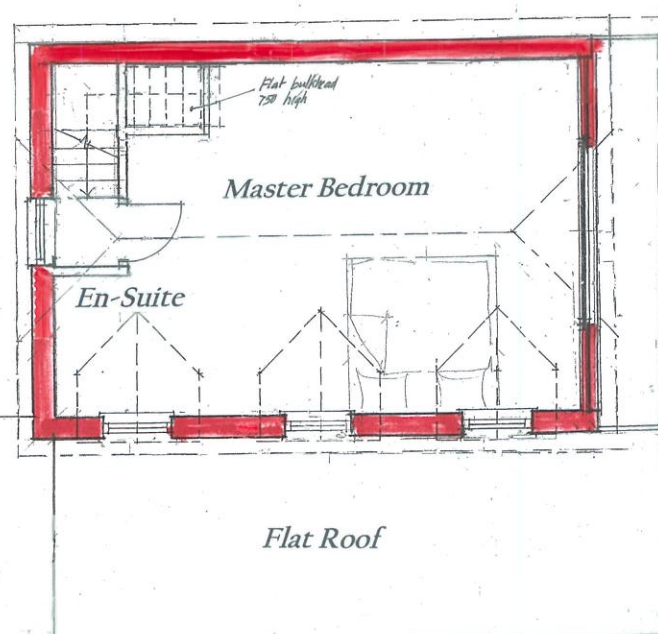
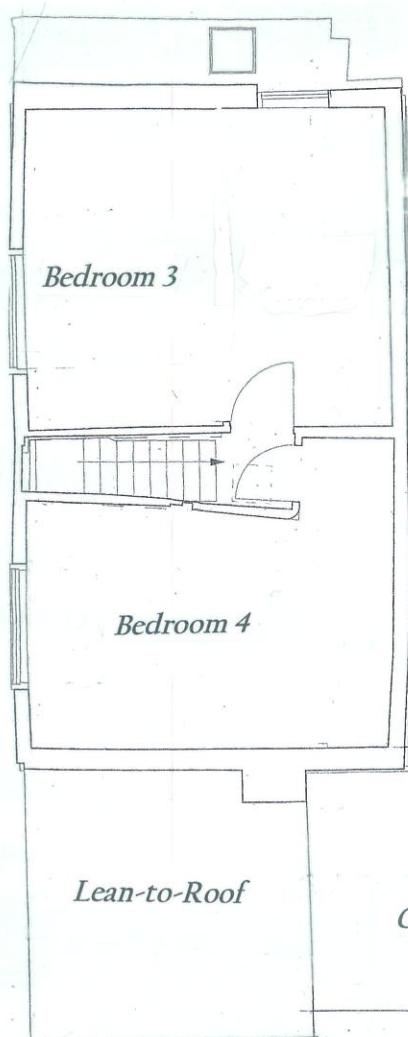
1. **The Modern-to-Historic Junction:** The proposed link does not connect to the historic listed cottage. The only connection will be to the side modern lean-to structure.
- **Glazing Specifications:** low-reflectivity, slim-profile structural glass to be used.
- **Junction & Flashing Details:** "All flashings, abutments, and structural fixings of the glass link are to interface exclusively with the late 20th-century lean-to extension. No structural alterations, chases, or mechanical fixings are to penetrate the original historic fabric of the Grade II listed cottage."
- **Cladding Fixings & Shadow Gaps:** "Horizontal Western Red Cedar boarding to be secret-fixed or stainless-steel ring-shanked, incorporating clean, precise shadow-gap detailing at corners and window reveals to maintain a crisp, high-quality contemporary finish."



Worcester Bosch 5800i AW
38 dB(A) Enclosed with timber shutters
See Drawing HBL/26/P9

Proposed Ground Floor Plan 1:100

- **Plinth Ventilation & DPC:** "Brick plinth to incorporate concealed damp-proof course (DPC) and weep vents positioned below the timber threshold, ensuring absolute separation of moisture between the ground-level masonry and the timber superstructure."
- **Window/Door Integration:** "All external joinery frames on the new extension to be factory-finished dark grey or bronze-anodized aluminium, set back within the cedar cladding reveals to create depth and shadow lines."



Proposed First Floor Plan 1:100

- The overriding objective is to provide **structural independence, minimal intervention, and complete reversibility**. The glazed link structure is designed to be completely self-supporting or supported entirely via connections to the new extension and the 20th-century lean-to framework. No dead, live, wind, or snow loads from the glazed link shall be transferred to the original primary historic structure of the Grade II listed cottage.
- Perimeter glass-fixing tracks running adjacent to the historic masonry to be minimal, surface-mounted, and isolated using non-degradable neoprene spacers. Structural connections to the Lean-to, to utilize perimeter channels and high-specification silicone-bonded joints to provide a weather-tight seal. There will be no invasive mechanical pinning or deep chases whatsoever into the pre-existing fabric

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Blagrove Lane,
Caversham,
RG4 7DY

Client:
April 2026
Date:
D.P.Bates 0118 969 7376
Drawn:

1 1/2 Storey Extension,
Proposed Floor Plans

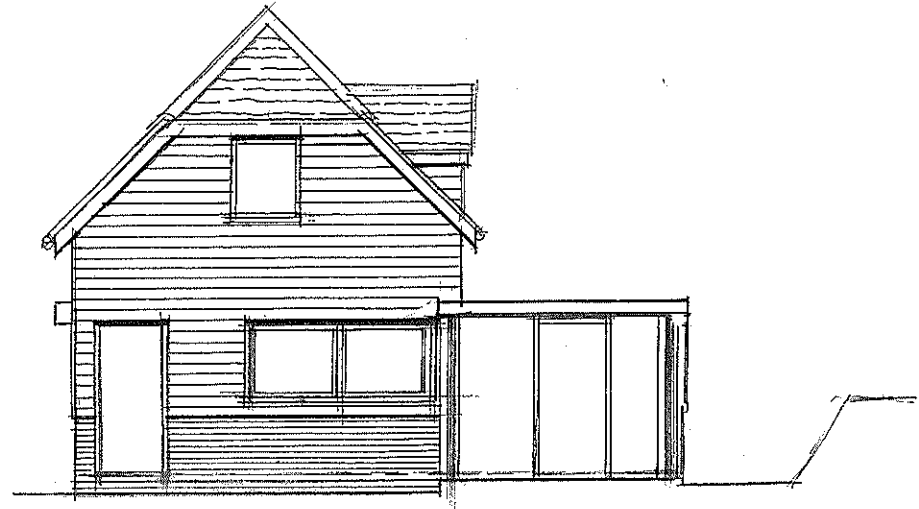
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Scale:
HBL/26/P2C

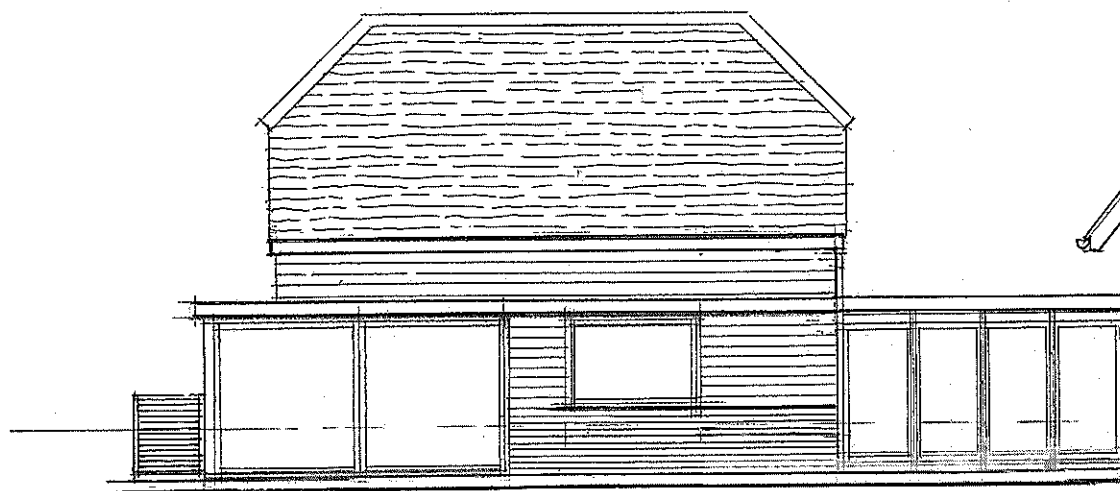
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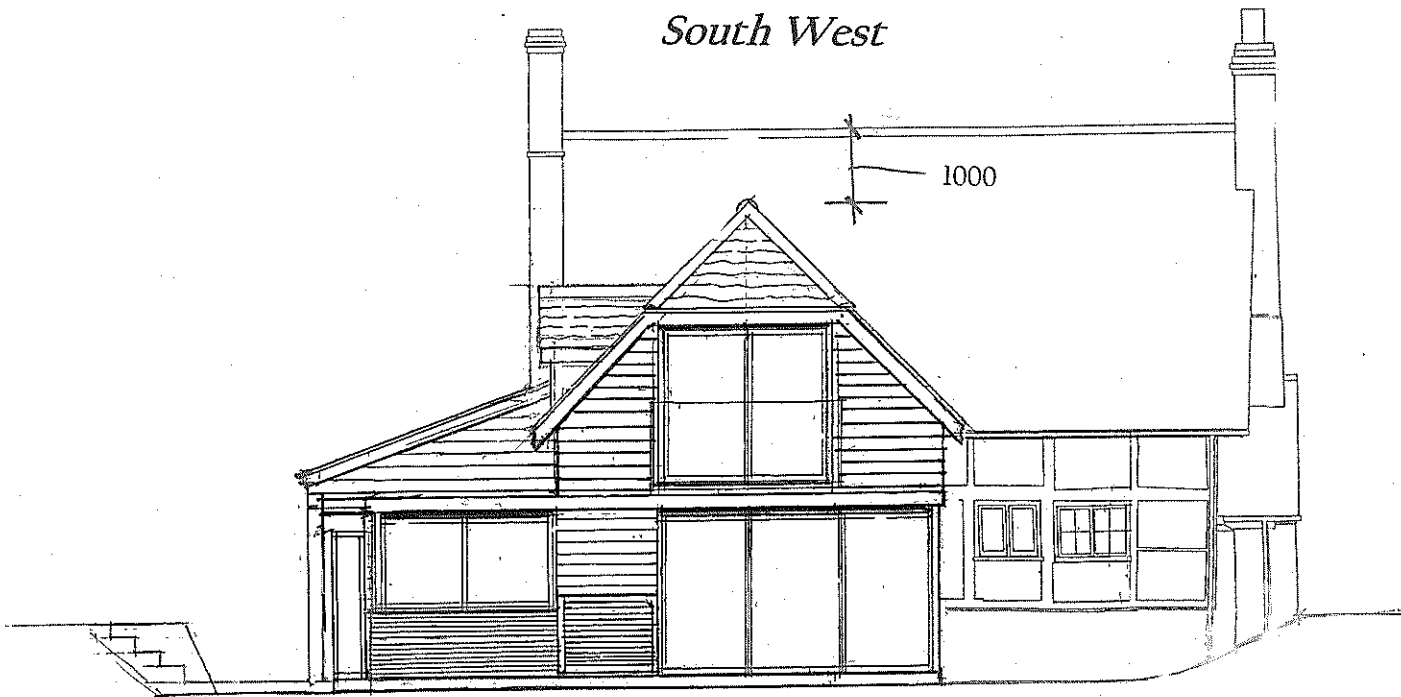
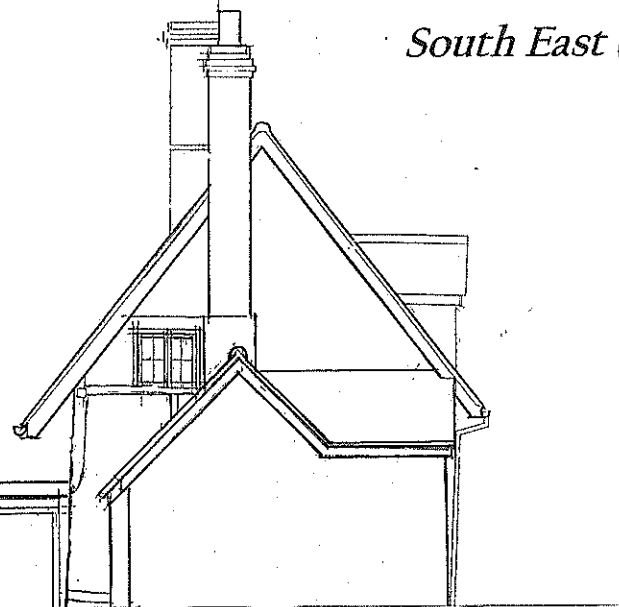
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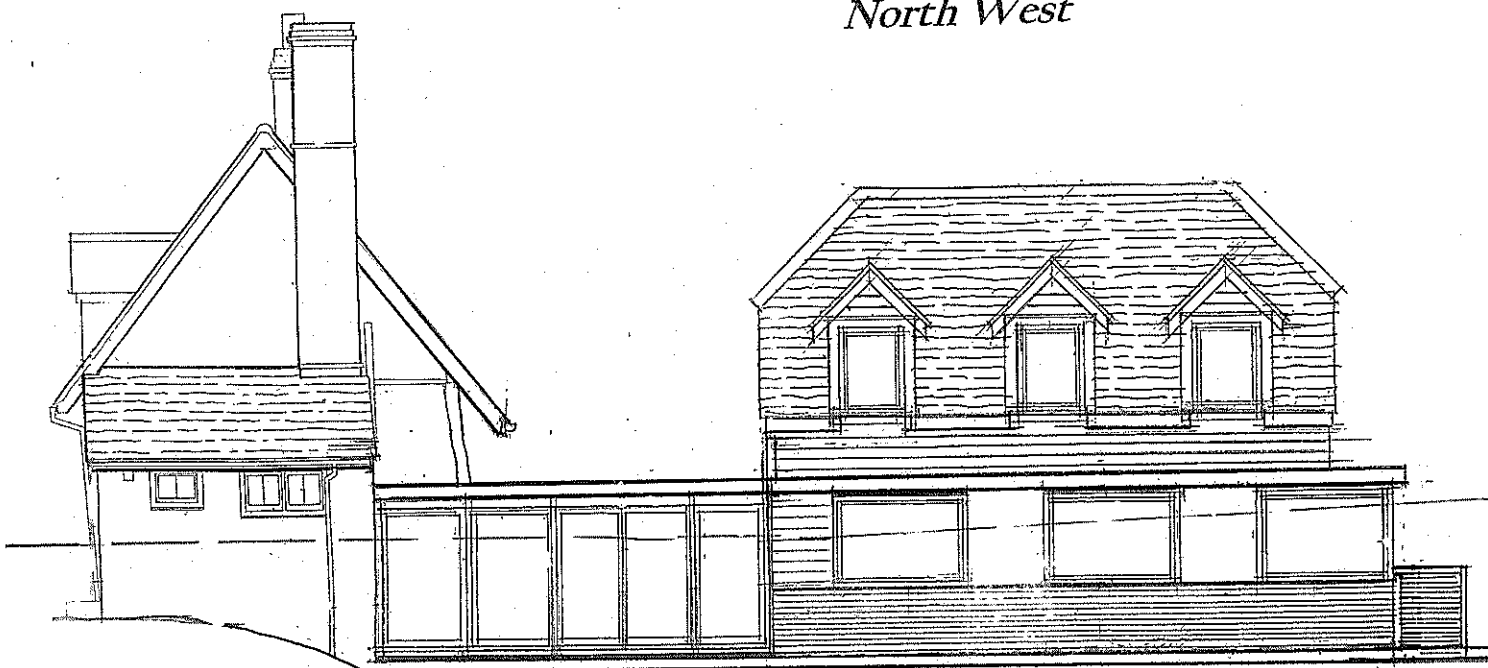
South East (Internal)



South West



North West



North East

Proposed Elevations 1:100

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Client:
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Drawn:

1 1/2 Storey Extension,

Proposed Elevations

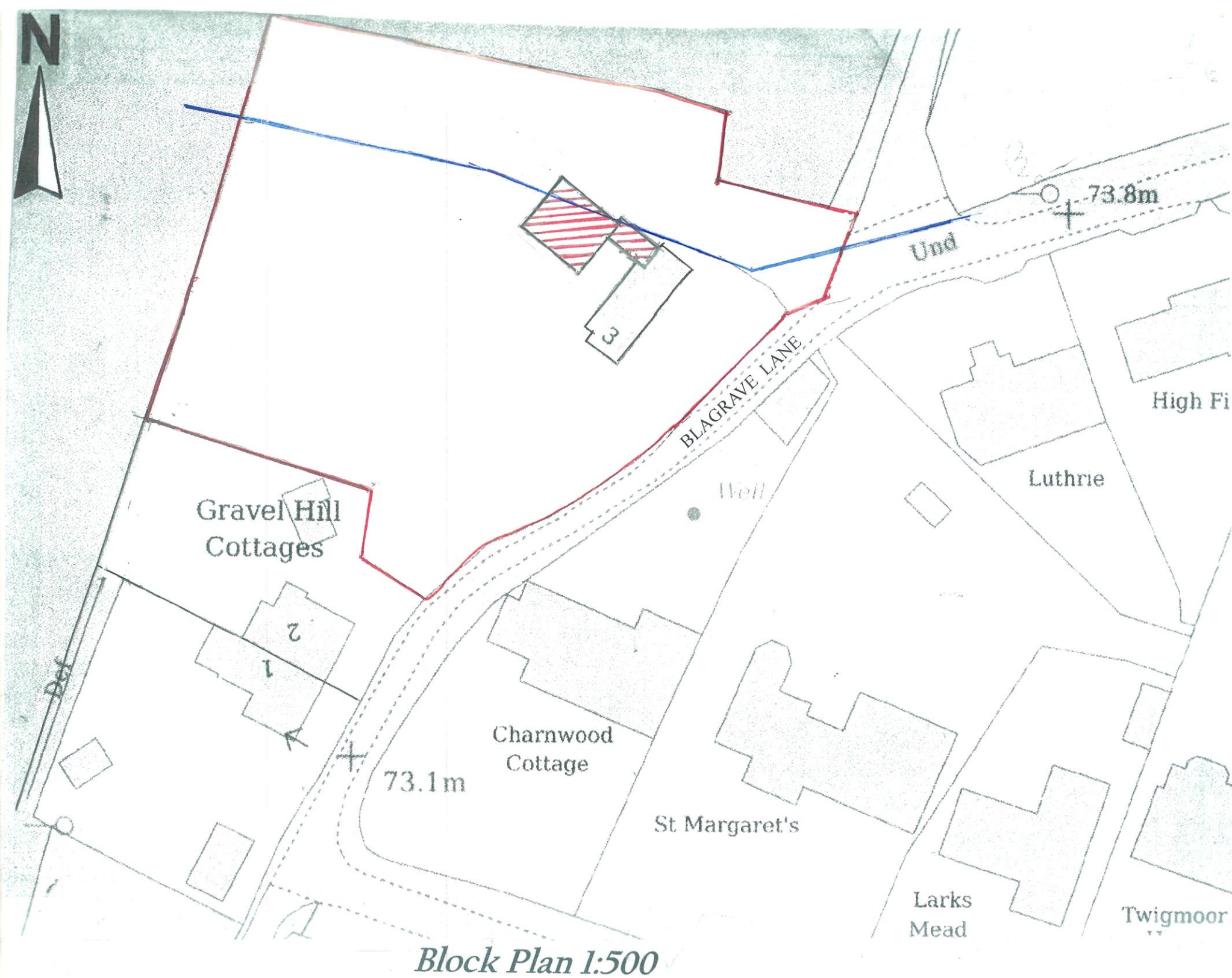
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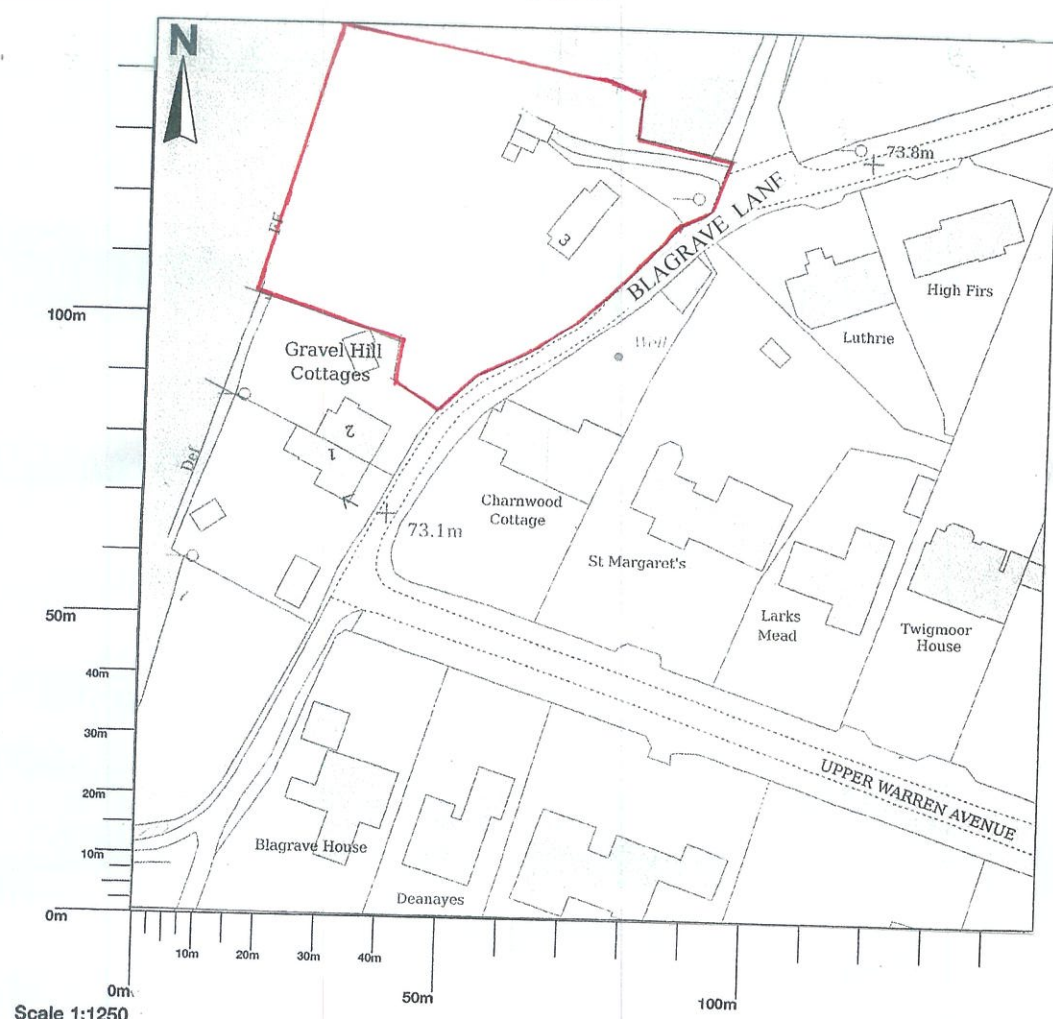
Scales:

HBL/26/P3 D

Dwg NO.



3 Gravel Hill Cottages, Blagrove Lane, Caversham, Reading, RG4 7DY



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Location Plan 1:1250

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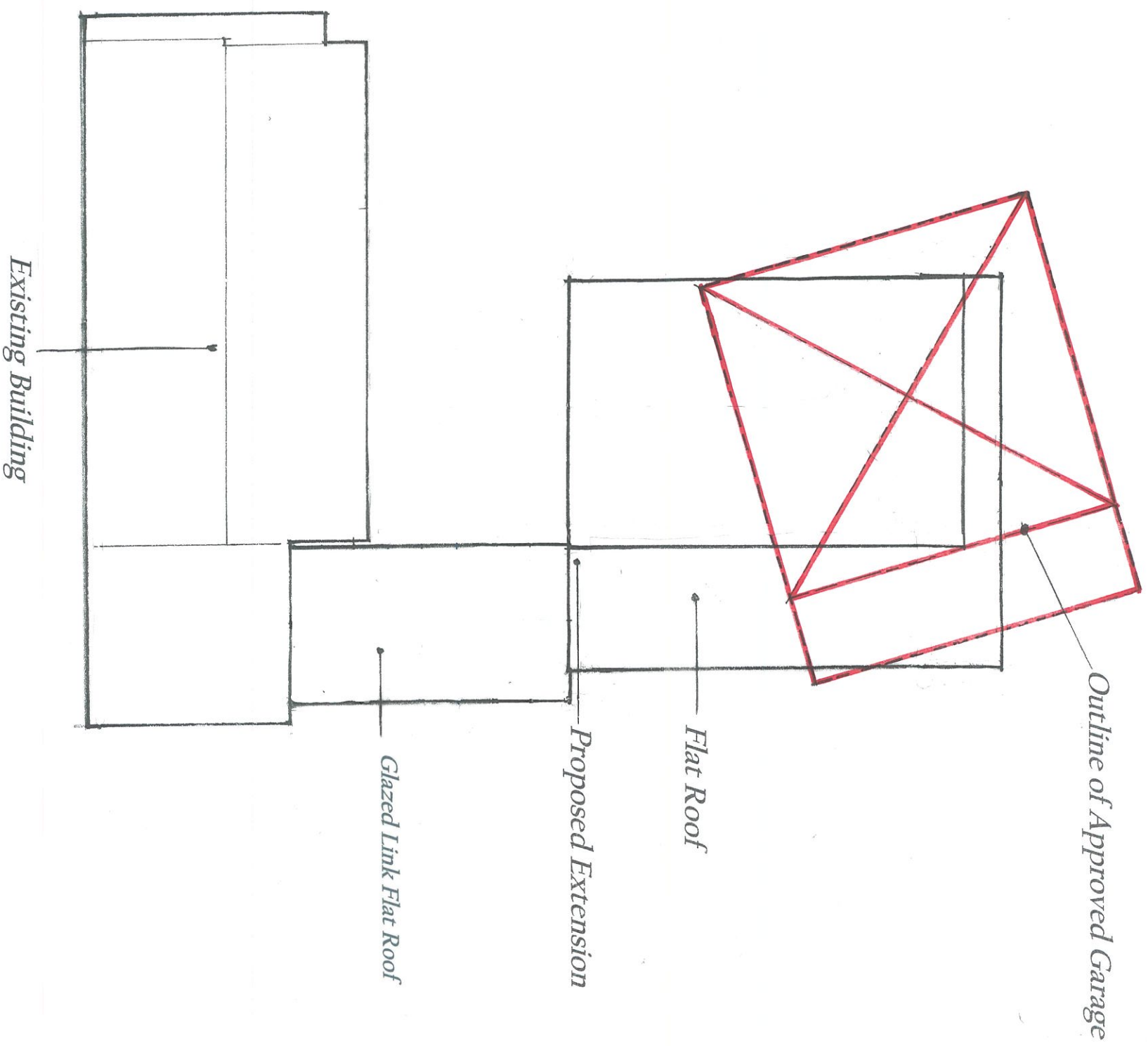
Richard Hudson & Tara Carradine,
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Blagrove Lane,
Caversham,
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Client:
April 2026
Date:
D.P.Bates 0118 969 7376
Drawn:

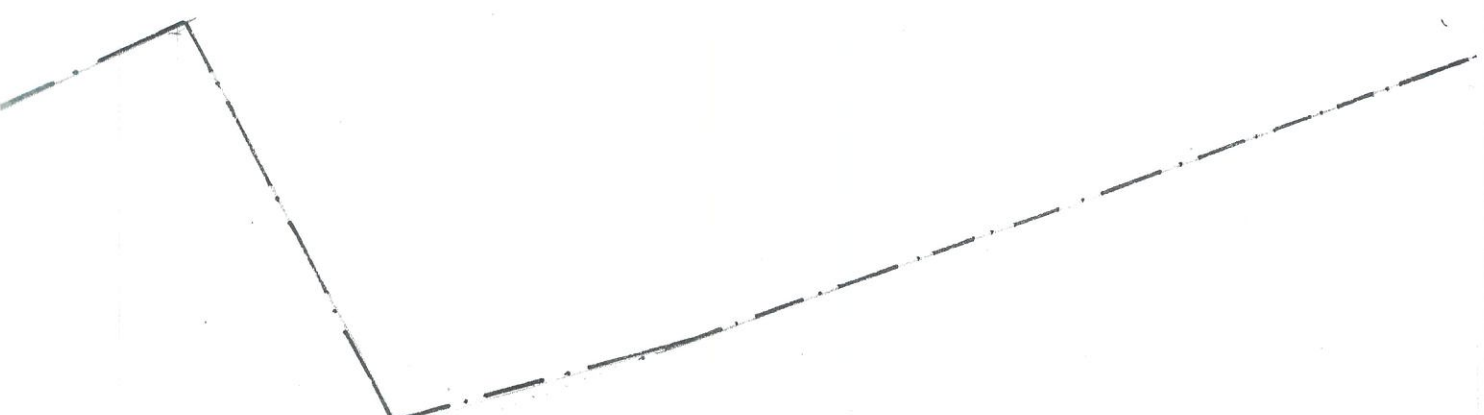
1 ½ Storey Extension,
Location & Block Plans

Dwg Title:
1:1250 & 1:500

Scales:
HBL/26/P4A
Dwg No.



Block Plan Showing Proposed Extension & Approved Garage Position 1:100



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Blagrove Lane,
Caversham,

RG4 7DY
Client:

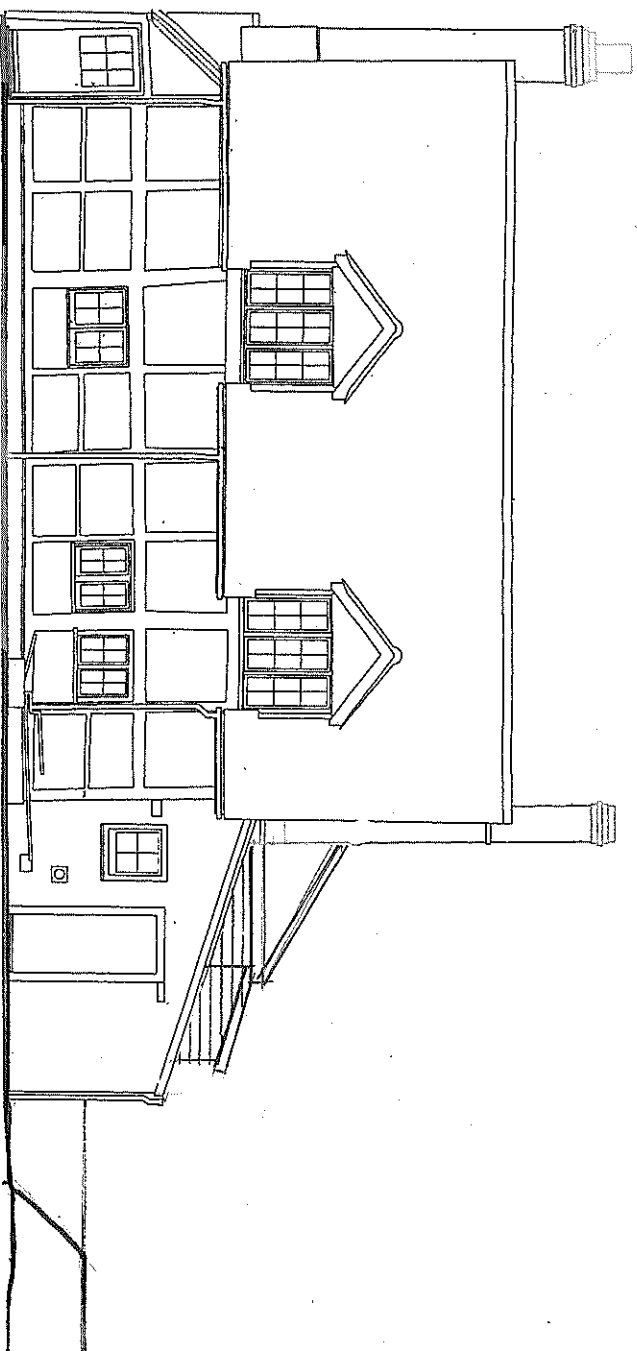
April 2026
Date:

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Drawn:

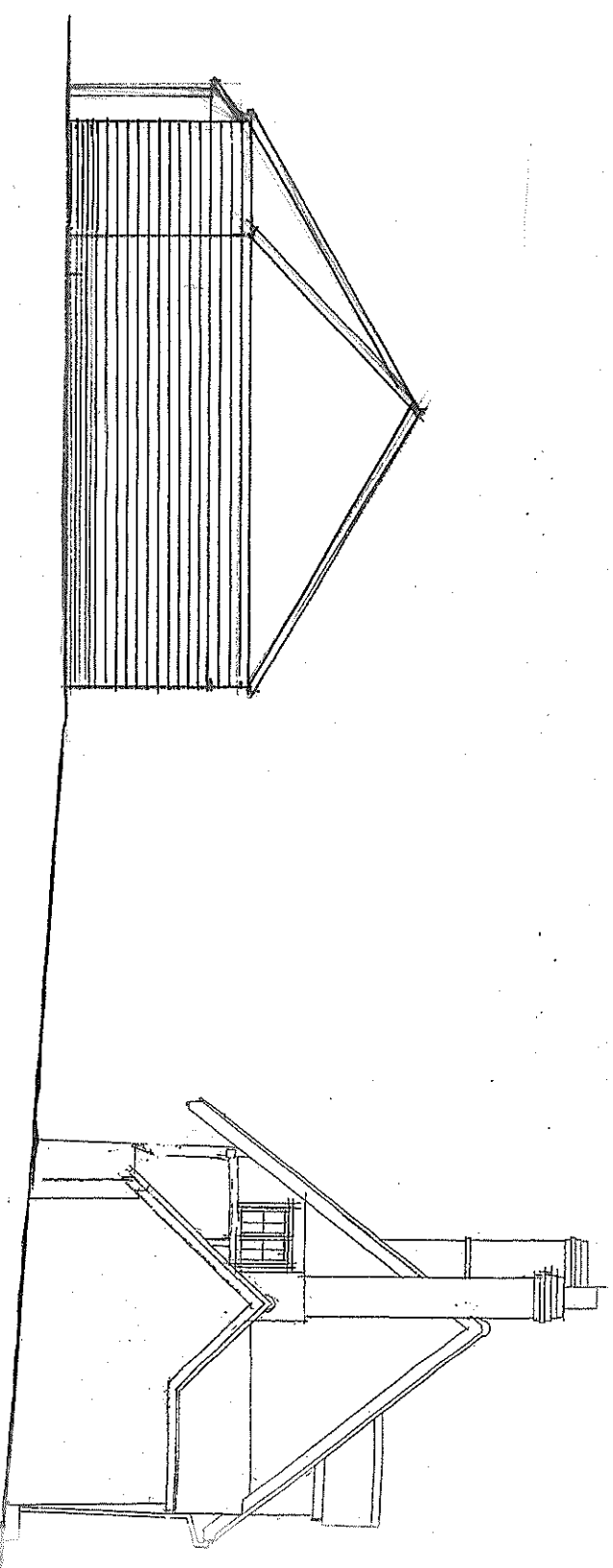
1 1/2 Storey Extension,
Block Plan with Approved Garage in Red

Dwg Title:
1:100
Scale:

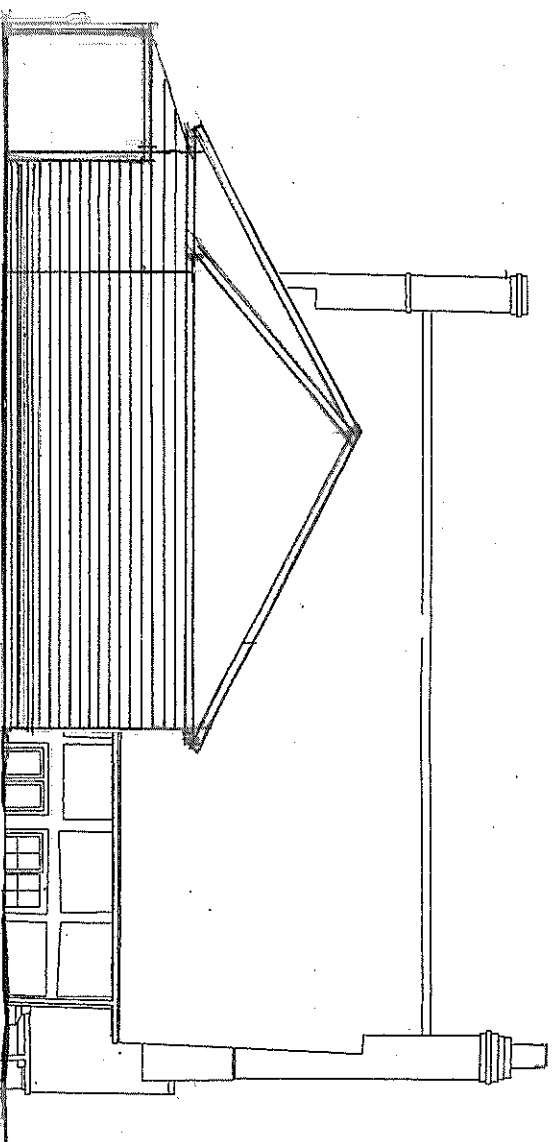
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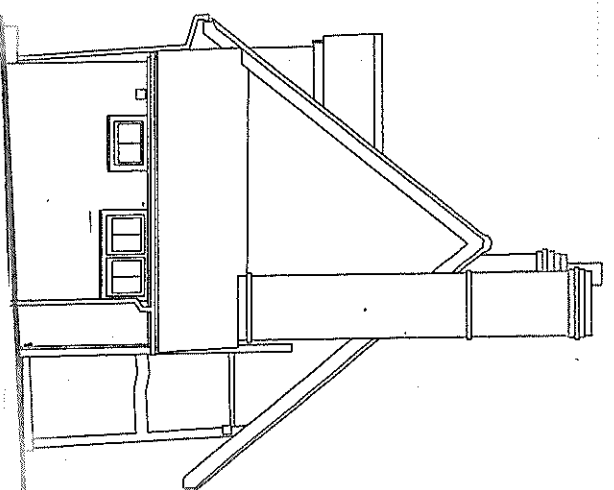
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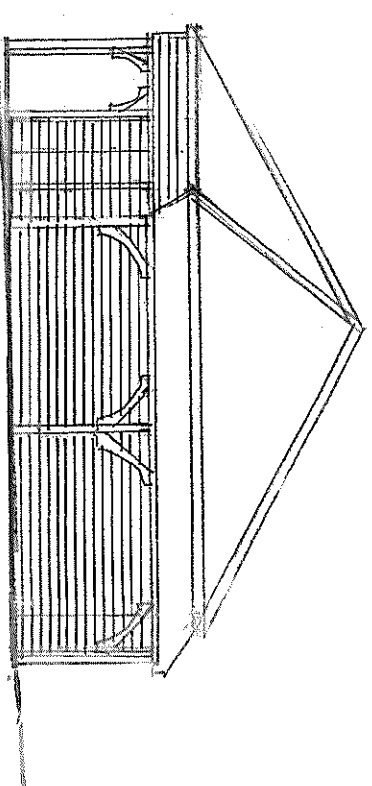
South West



North West



North East



Existing Building Outline with Approved Garage 1:100

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*Client:
April 2026*

*Date:
D.P.Bates 0118 969 7376*

*Drawn:
1 1/2 Storey Extension,*

Existing Elevations

With Approved Garage

*Dwg Title:
1:100*

Scales:

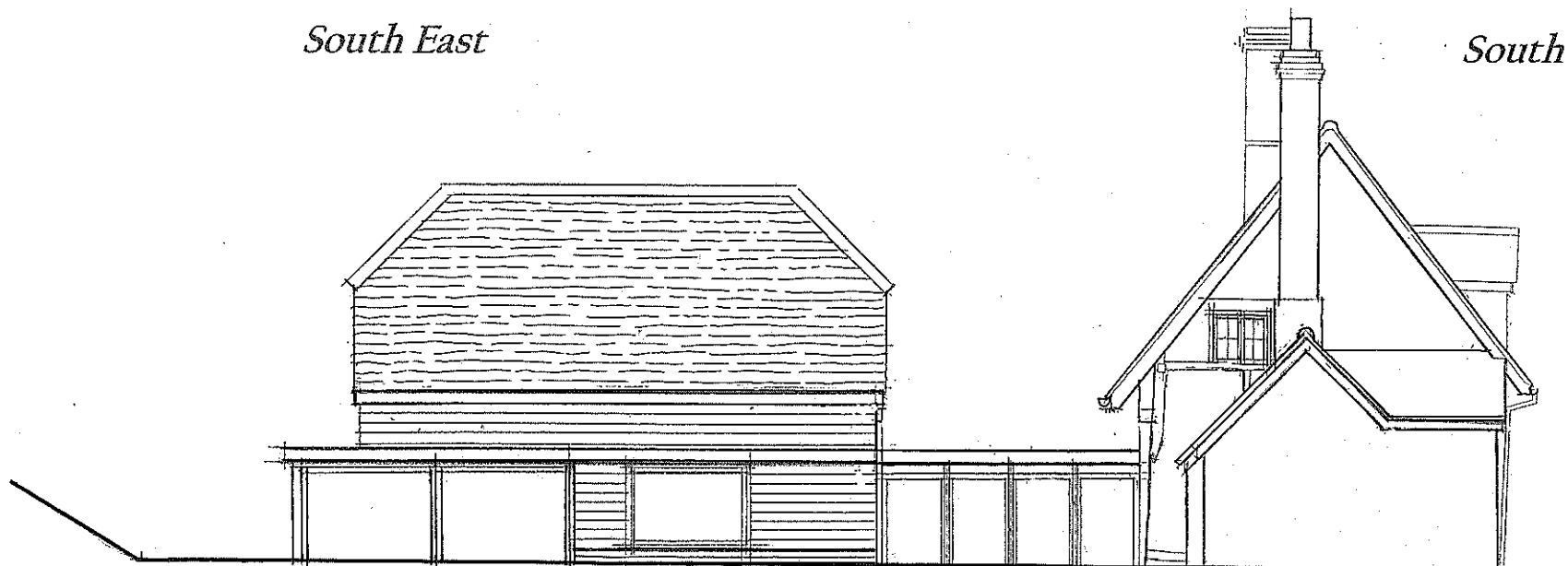
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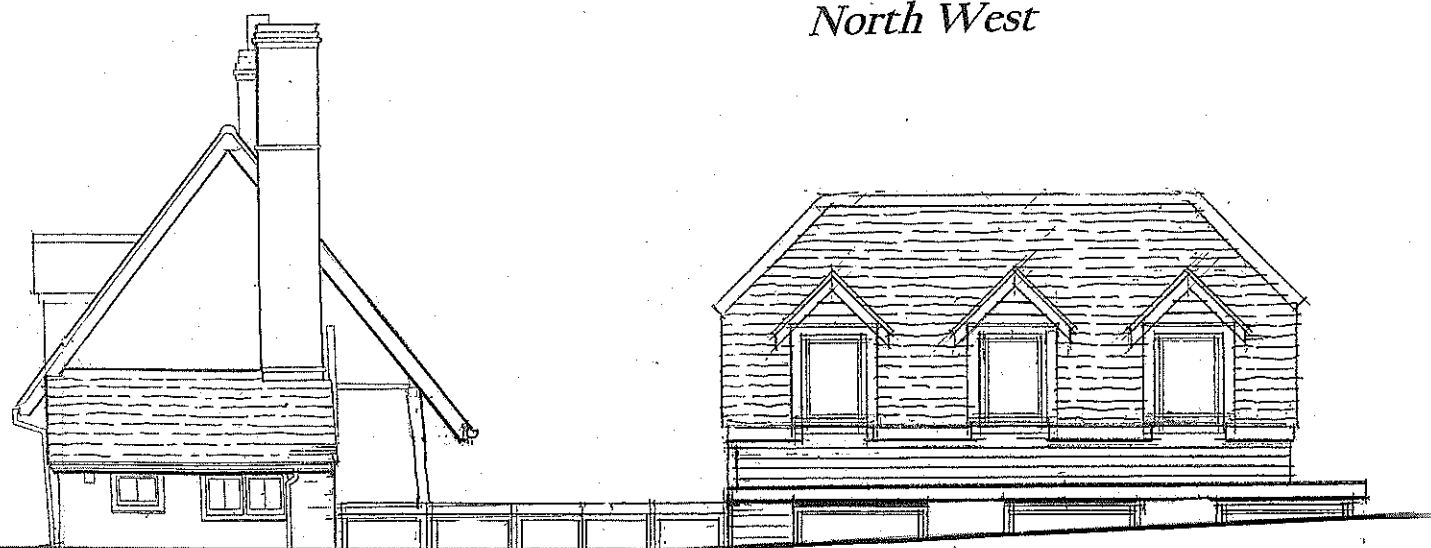
South East

South East (Internal)



South West

North West



North East

Proposed Elevations 1:100 (Visible)

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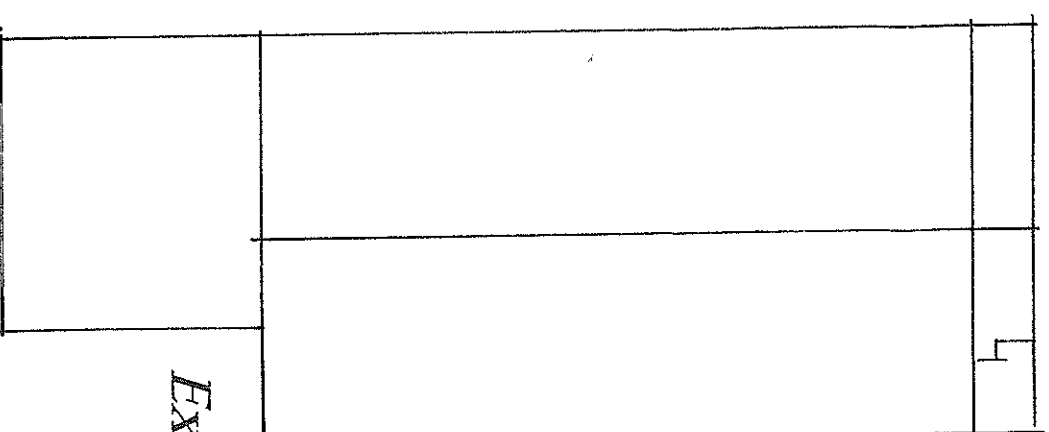
Client:
April 2026
Date:
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Drawn:

1 1/2 Storey Extension,
Proposed Visible Elevations

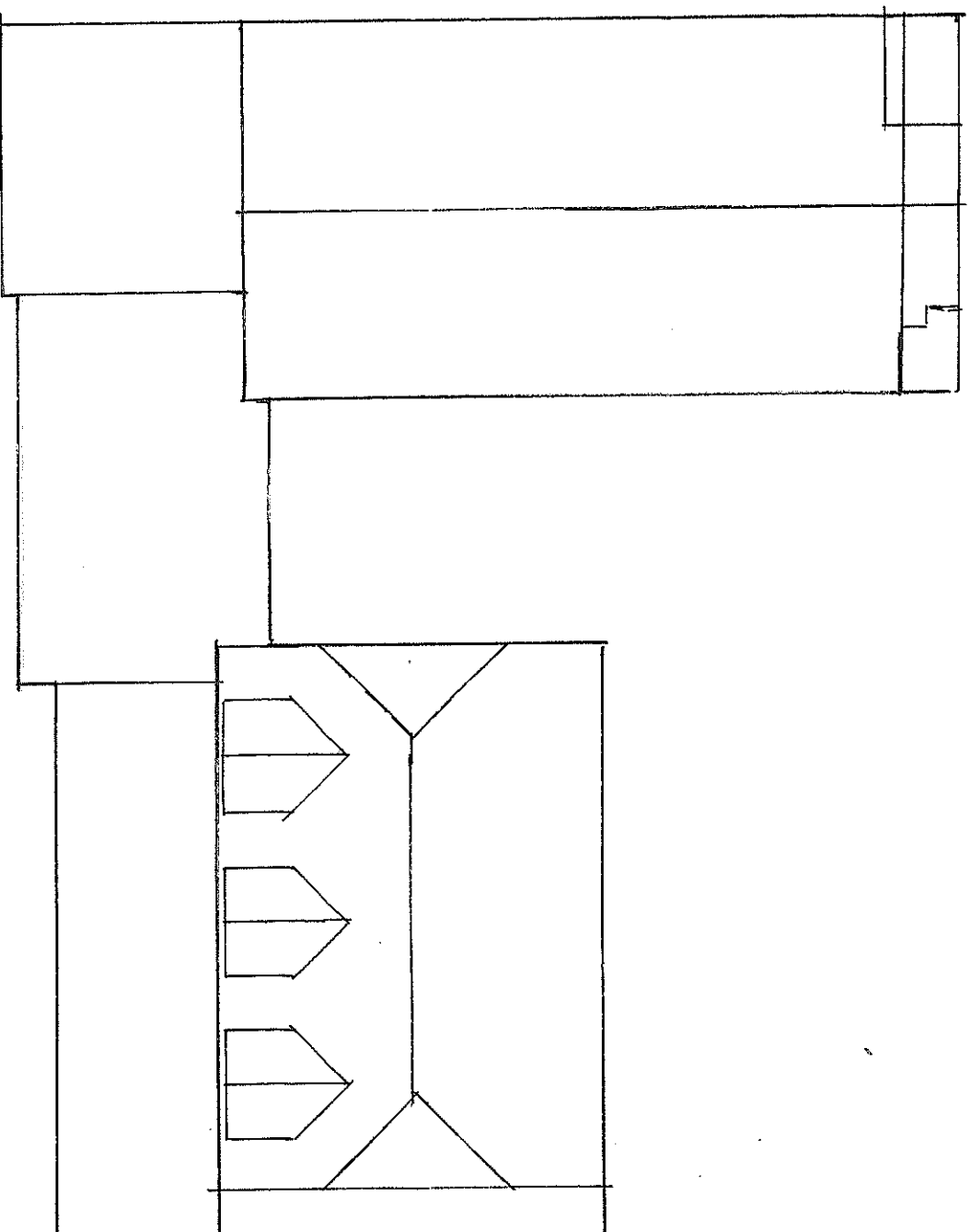
Dwg Title:
1:100

Scales:
HBL/26/P7 B

Dwg NO.



Existing Roof Plan 1:100



Proposed Roof Plan 1:100

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Caversham,

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Client:

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Drawn:

1 ½ Storey Extension,

Existing & Proposed Roof Plans

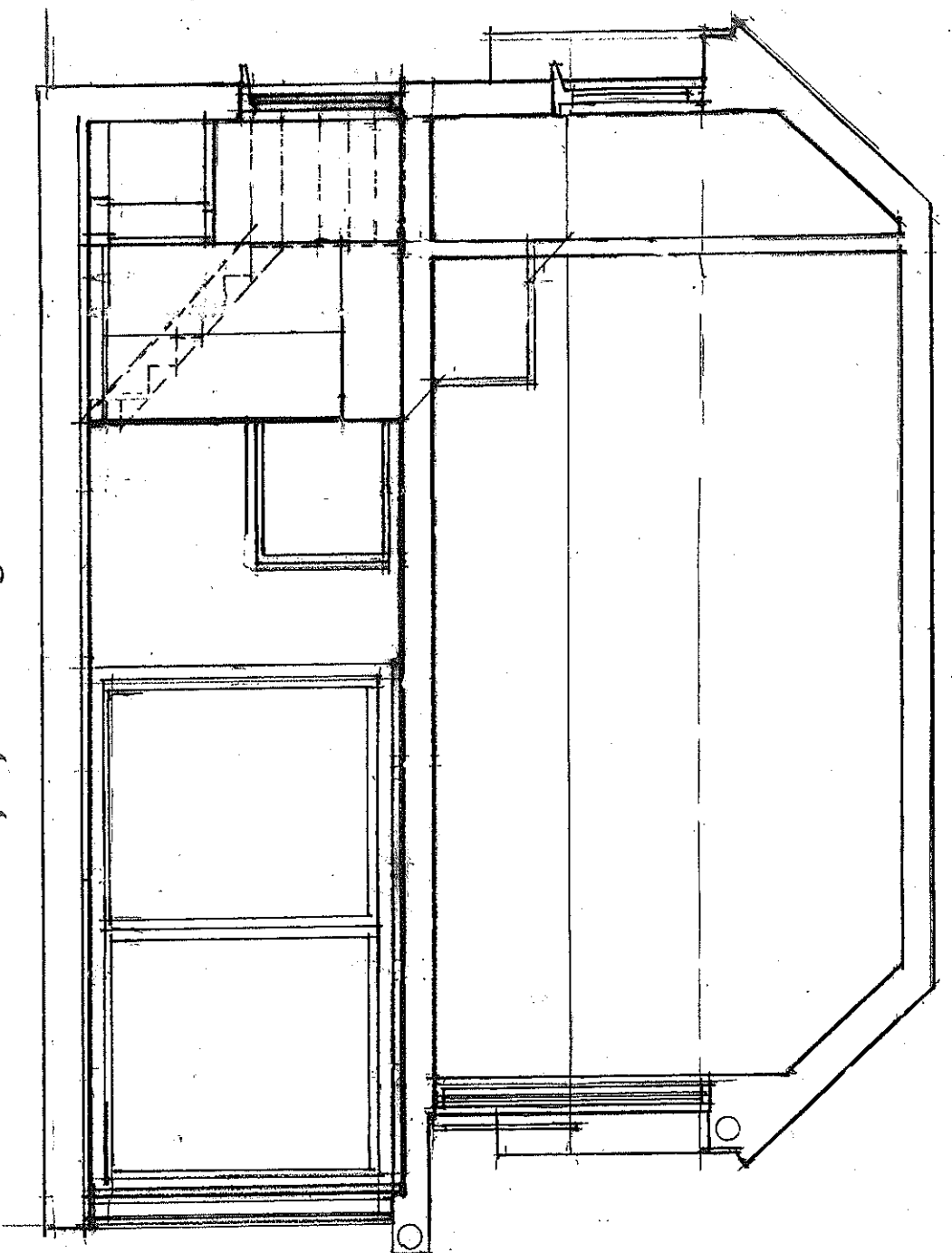
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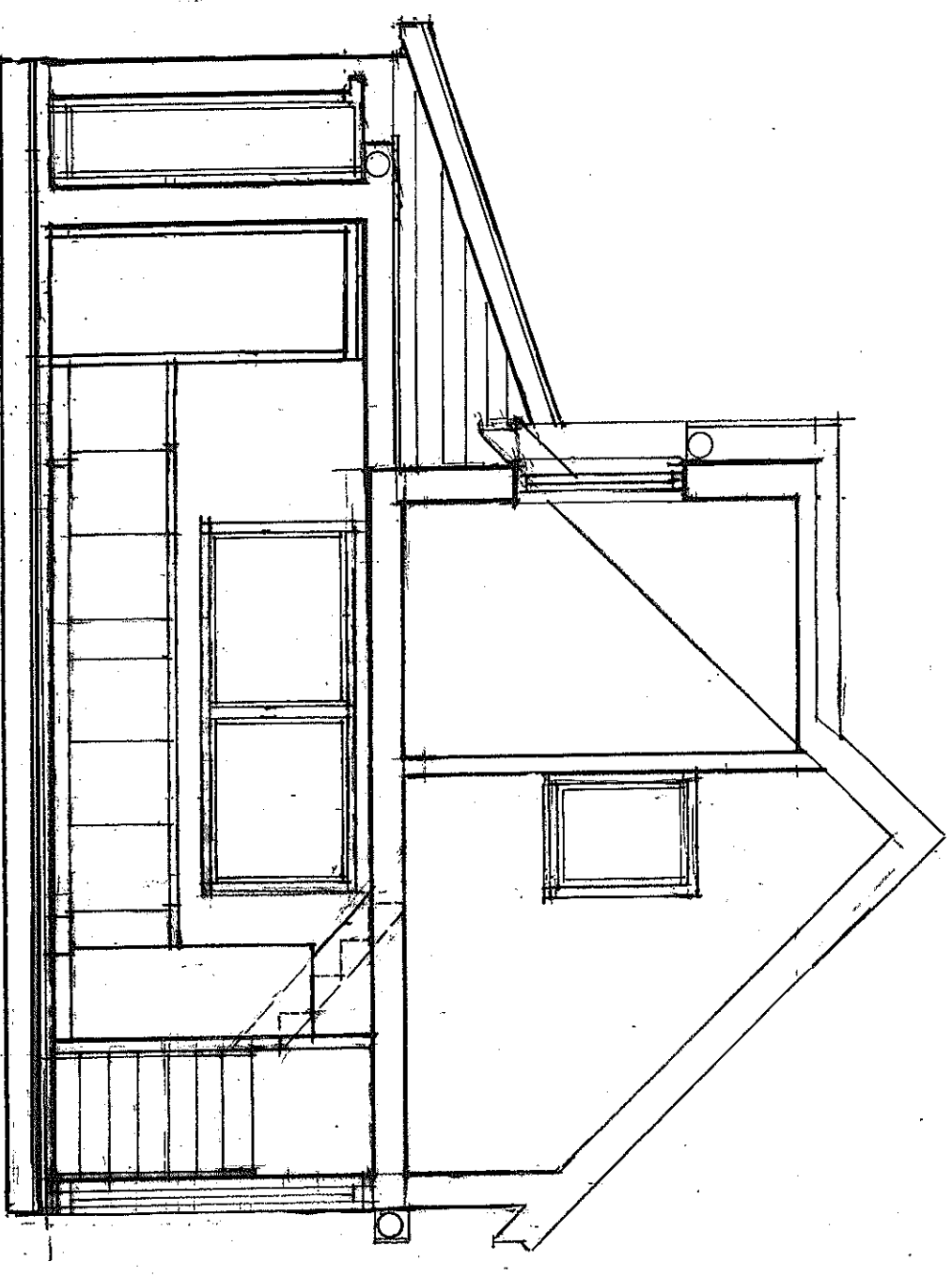
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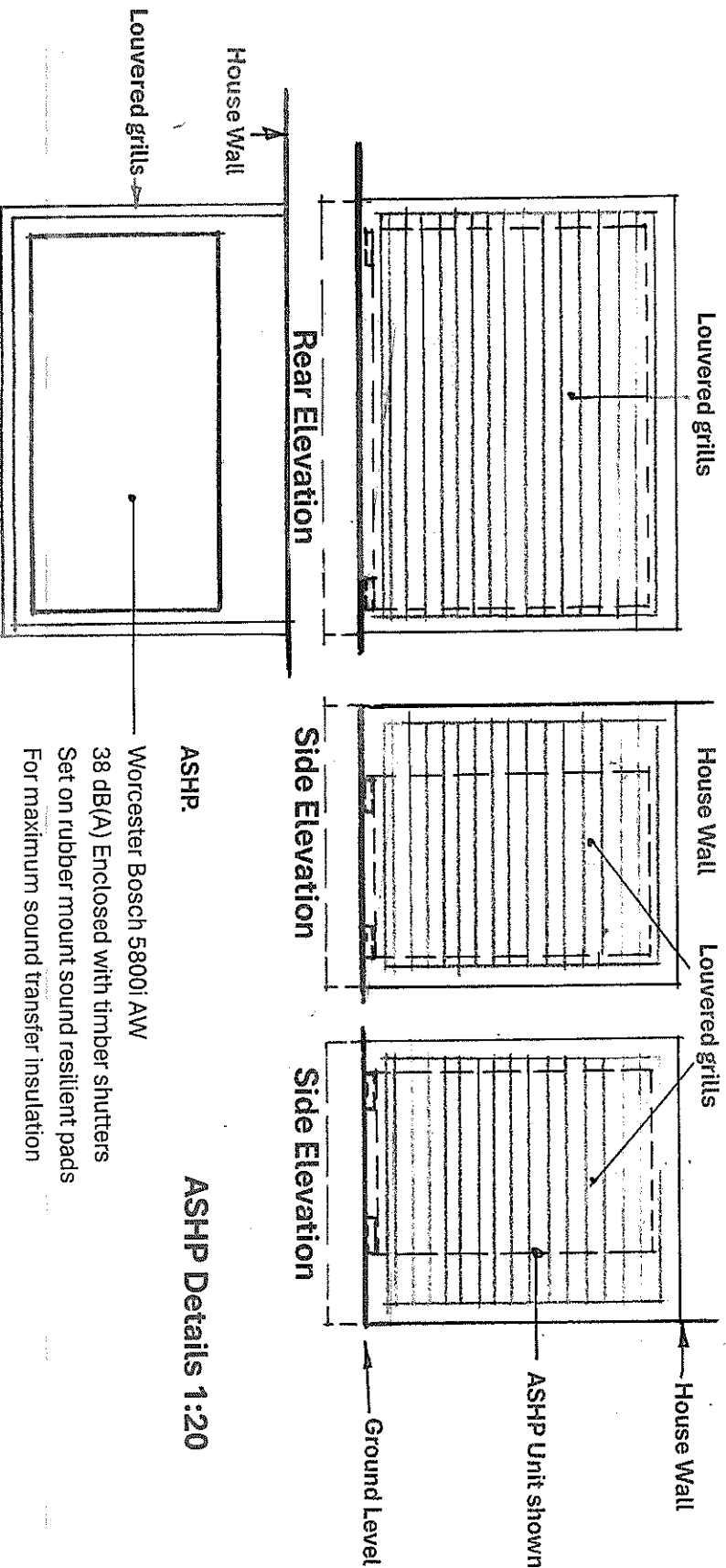
Dwg NO.



Section A-A



Section B-B



ASHP.

ASHP Details 1:20

Worcester Bosch 5800i AV
38 dB(A) Enclosed with timber shutters
Set on rubber mount sound resilient pads
For maximum sound transfer insulation

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Caversham,

RG4 7DY

Client:

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Date:

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Drawn:

1 1/2 Storey Extension,

ASHP Detail &

Section A-A & B-B

Dwg Title:

1:50 & 1:20

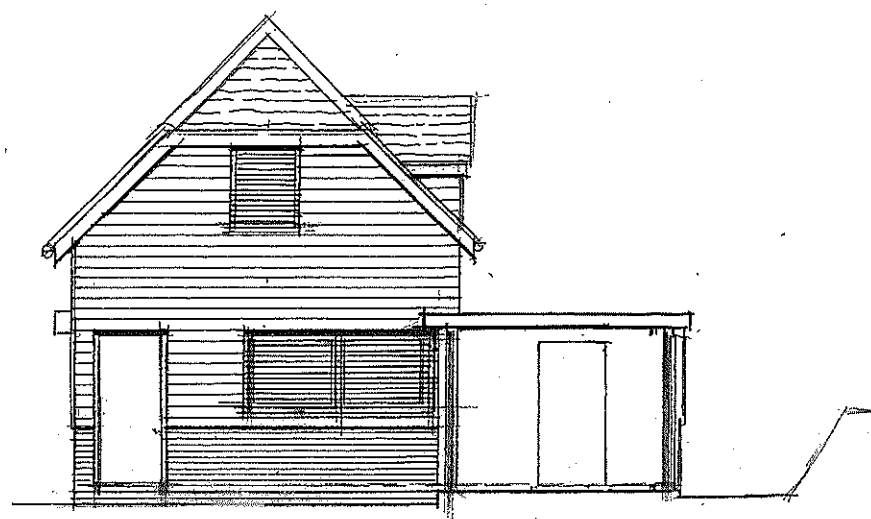
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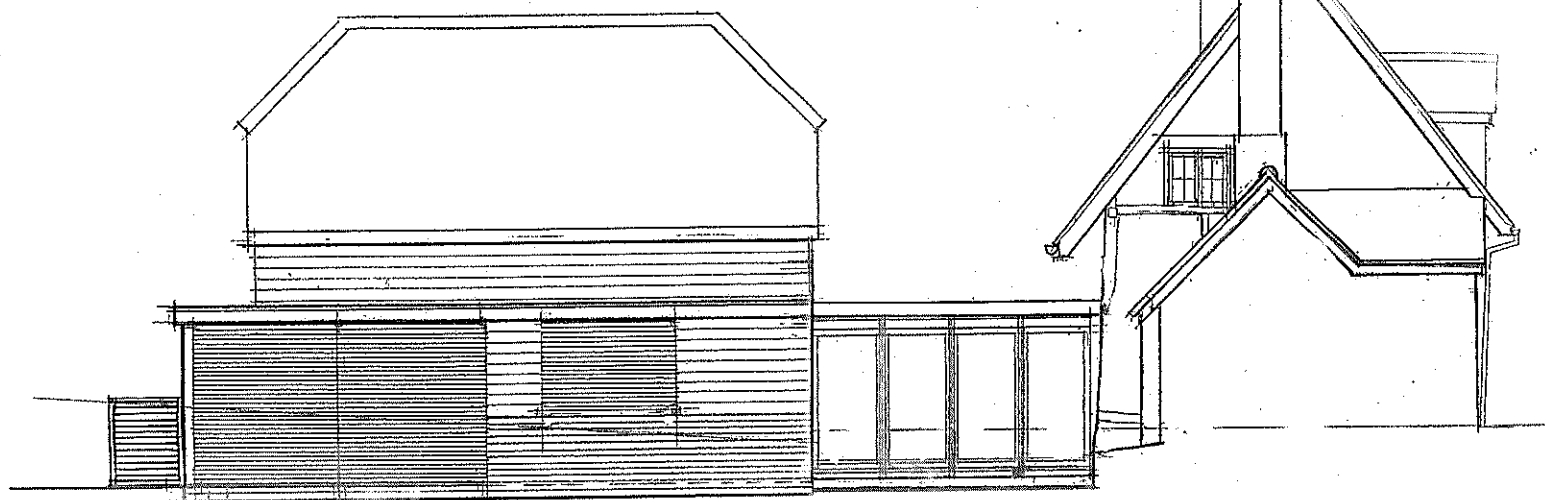
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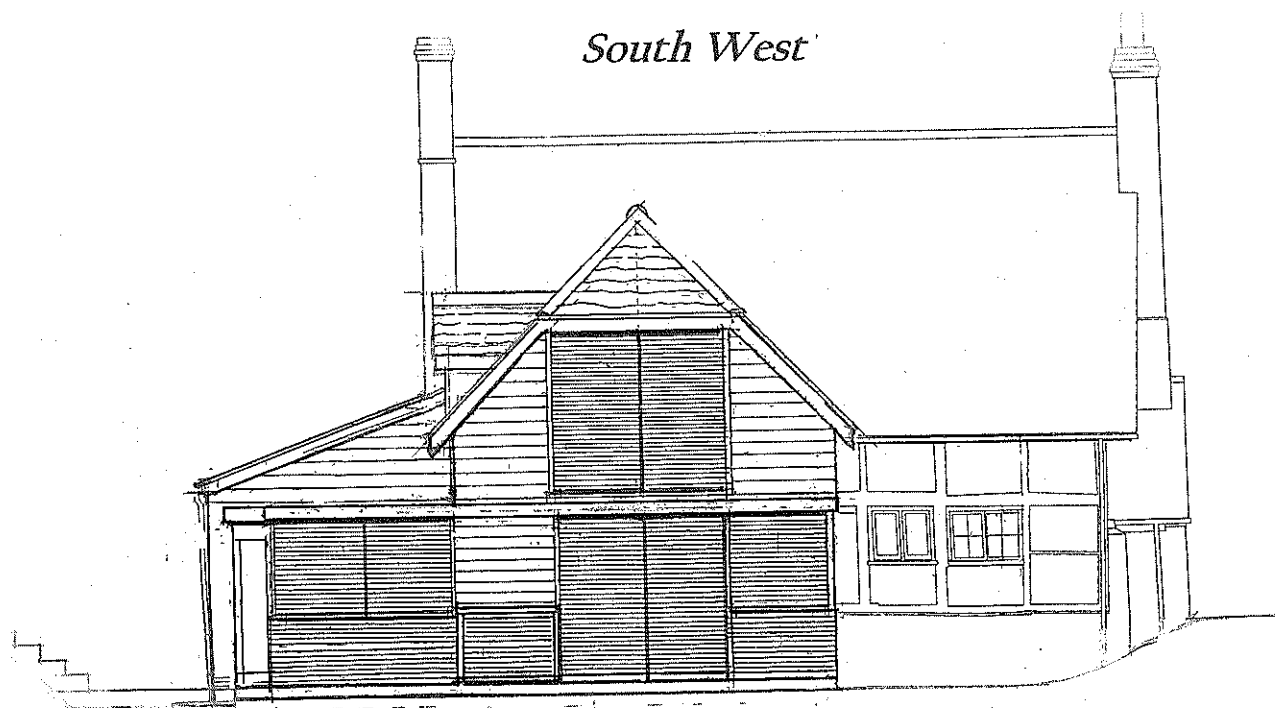
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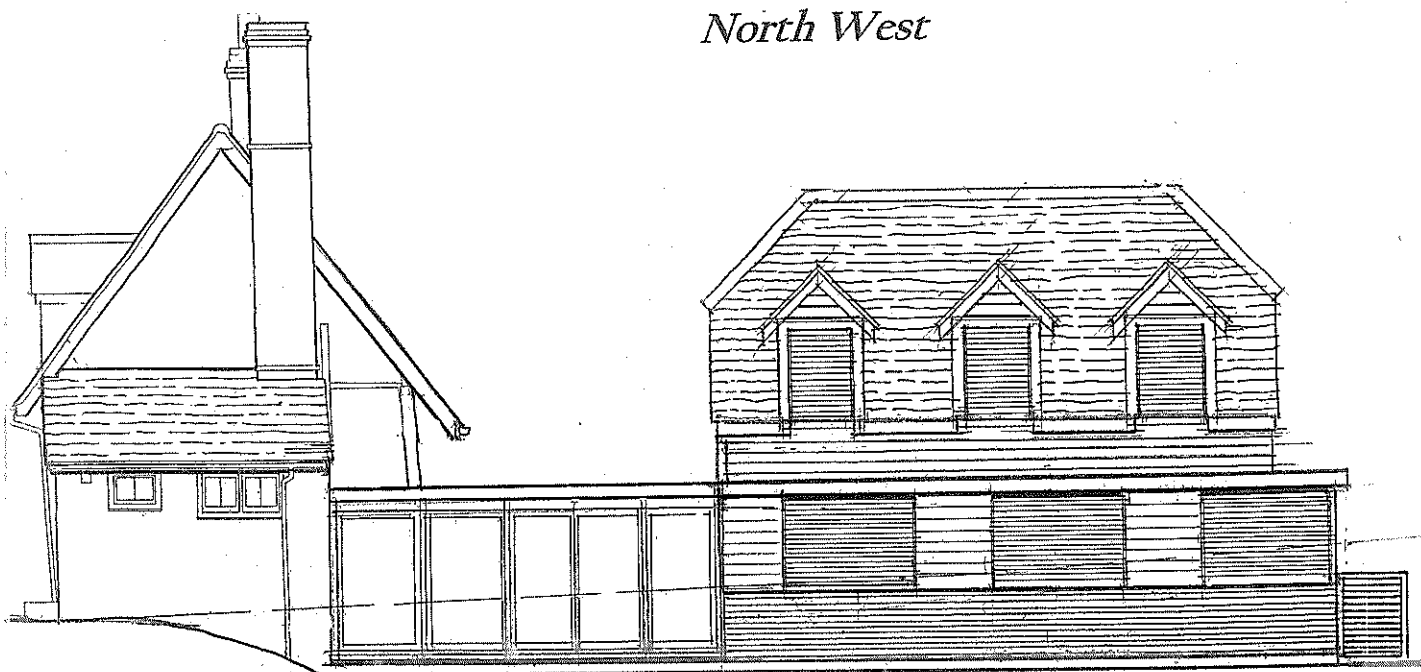
South East (Internal)



South West



North West



North East

*Proposed Elevations 1:100
With Roller Blinds Down*

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April 2026
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Drawn:
1 1/2 Storey Extension,
Proposed Elevations
Showing External Blinds

Dwg Title:
1:100
Scale:
HBL/26/P 10 B
Dwg NO.