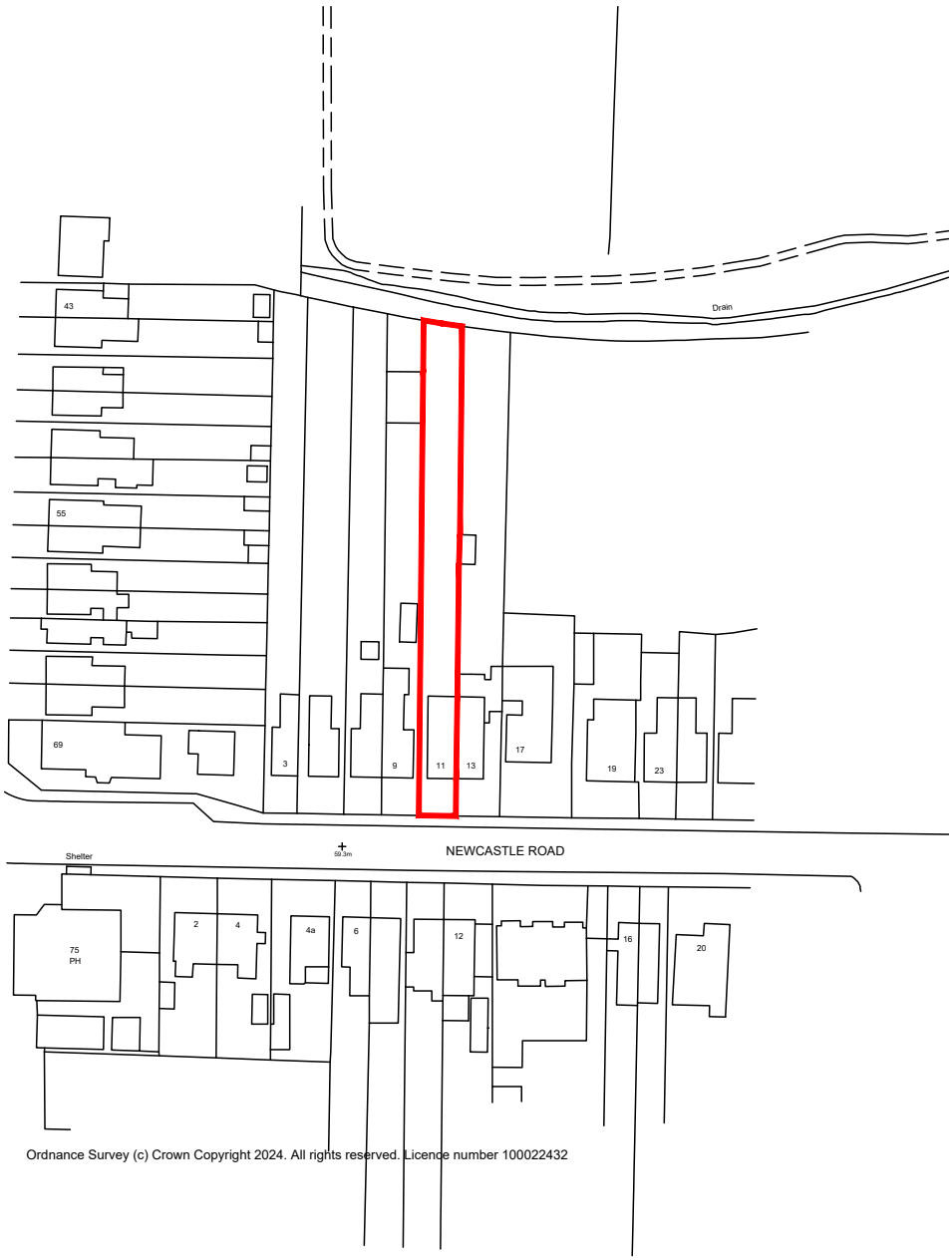

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SCALE 1:1250

0 10m 20m 30m 40m 50m

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- Report all discrepancies to project administrator
- Do not scale drawing for construction purposes
- All dimensions to be checked on site

Project Title
11 Newcastle Road,
Reading,
RG2 7TN

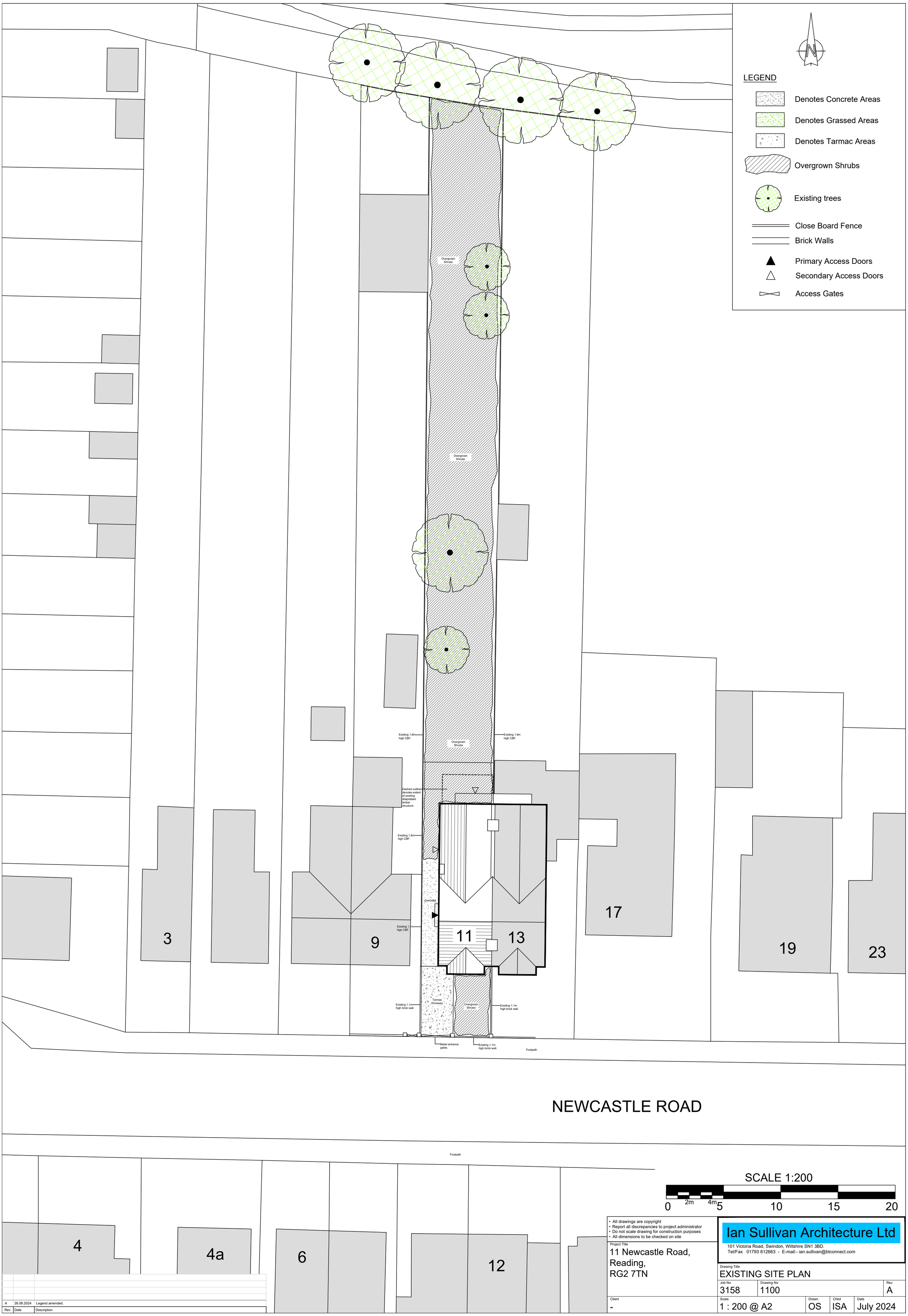
Ian Sullivan Architecture Ltd

101 Victoria Road, Swindon, Wiltshire SN1 3BD.
Tel/Fax 01793 612663 - E-mail: info@iansullivanarchitecture.co.uk

Drawing Title
LOCATION PLAN

Job No	Drawing No	Rev
3158	1001	-

Client	Scale	Drawn	Chkd	Date
-	1 : 1250 @ A4	CE	ISA	July 2024



Rev	Date	Description
A	26.09.2024	Legend amended.

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- All dimensions to be checked on site

Project Title
11 Newcastle Road,
Reading,
RG2 7TN

Client
-

Ian Sullivan Architecture Ltd
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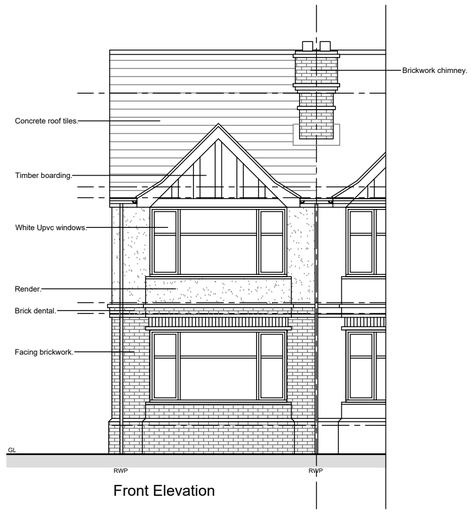
Drawing Title
EXISTING SITE PLAN

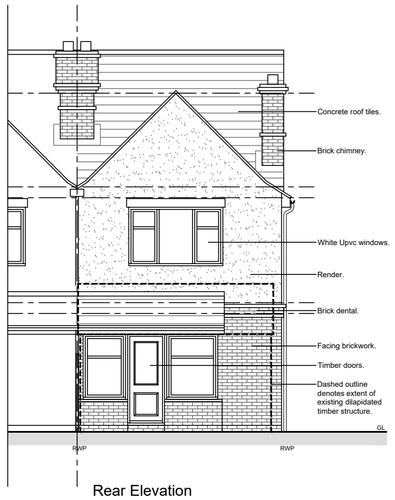
Job No	Drawing No	Rev
3158	1100	A

Scale	Drawn	Chkd	Date
1 : 200 @ A2	OS	ISA	July 2024

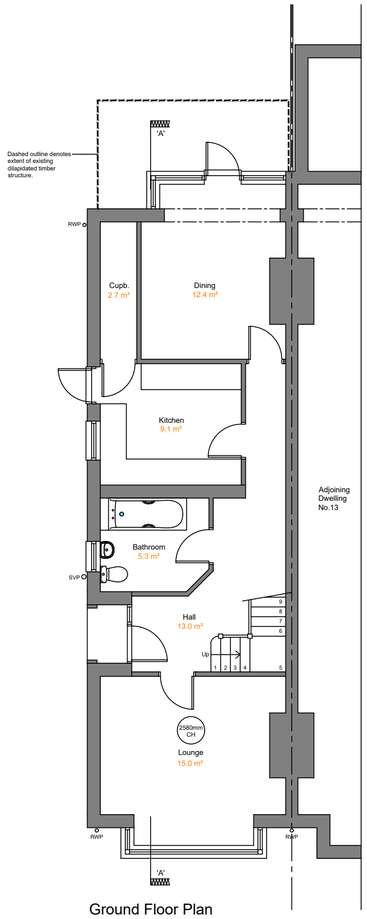


Front Elevation

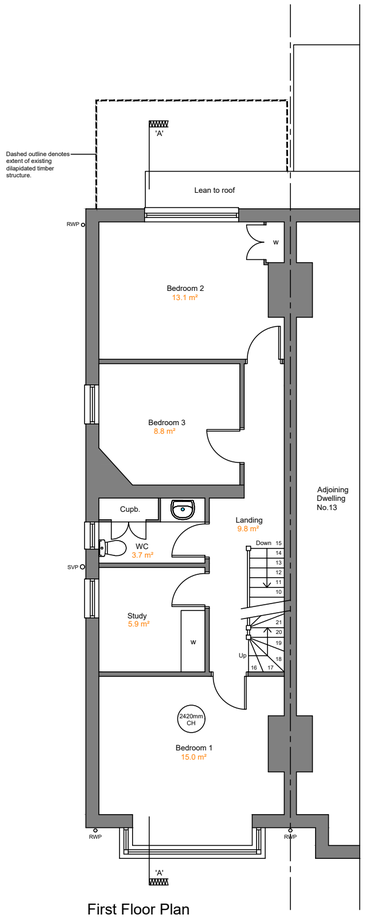
Side Elevation



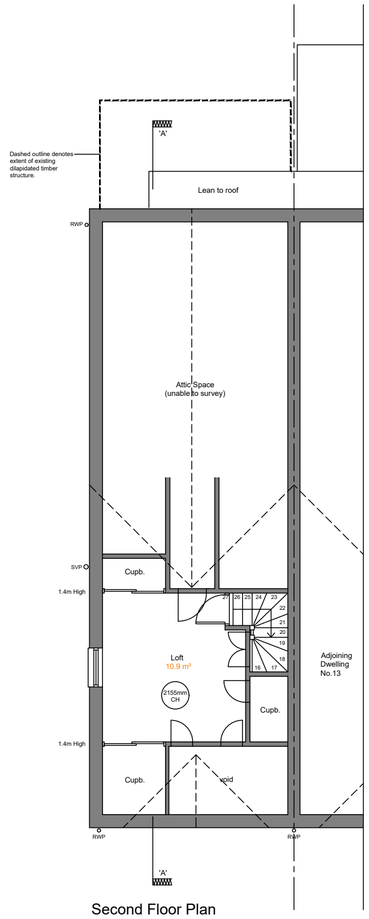
Rear Elevation



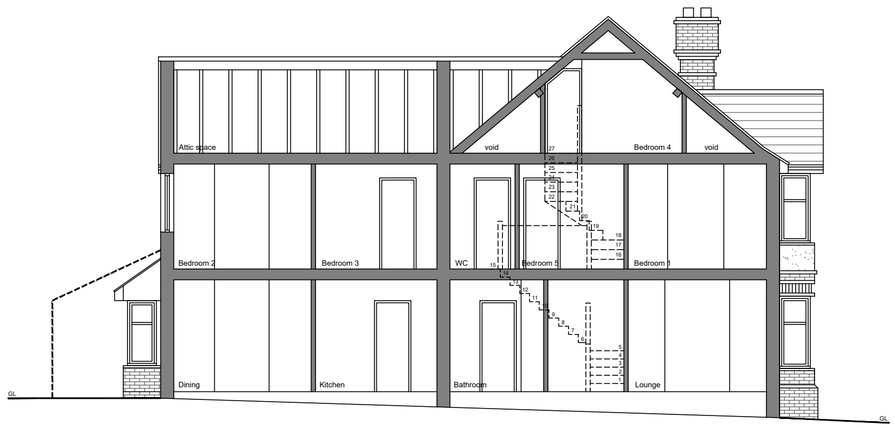
Ground Floor Plan



First Floor Plan



Second Floor Plan



Section A-A

SCALE 1:100

0 1m 2m 3m 4m 5m

Rev	Date	Description

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11 Newcastle Road,
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Ian Sullivan Architecture Ltd
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Drawing Title
EXISTING FLOOR PLANS & ELEVATIONS

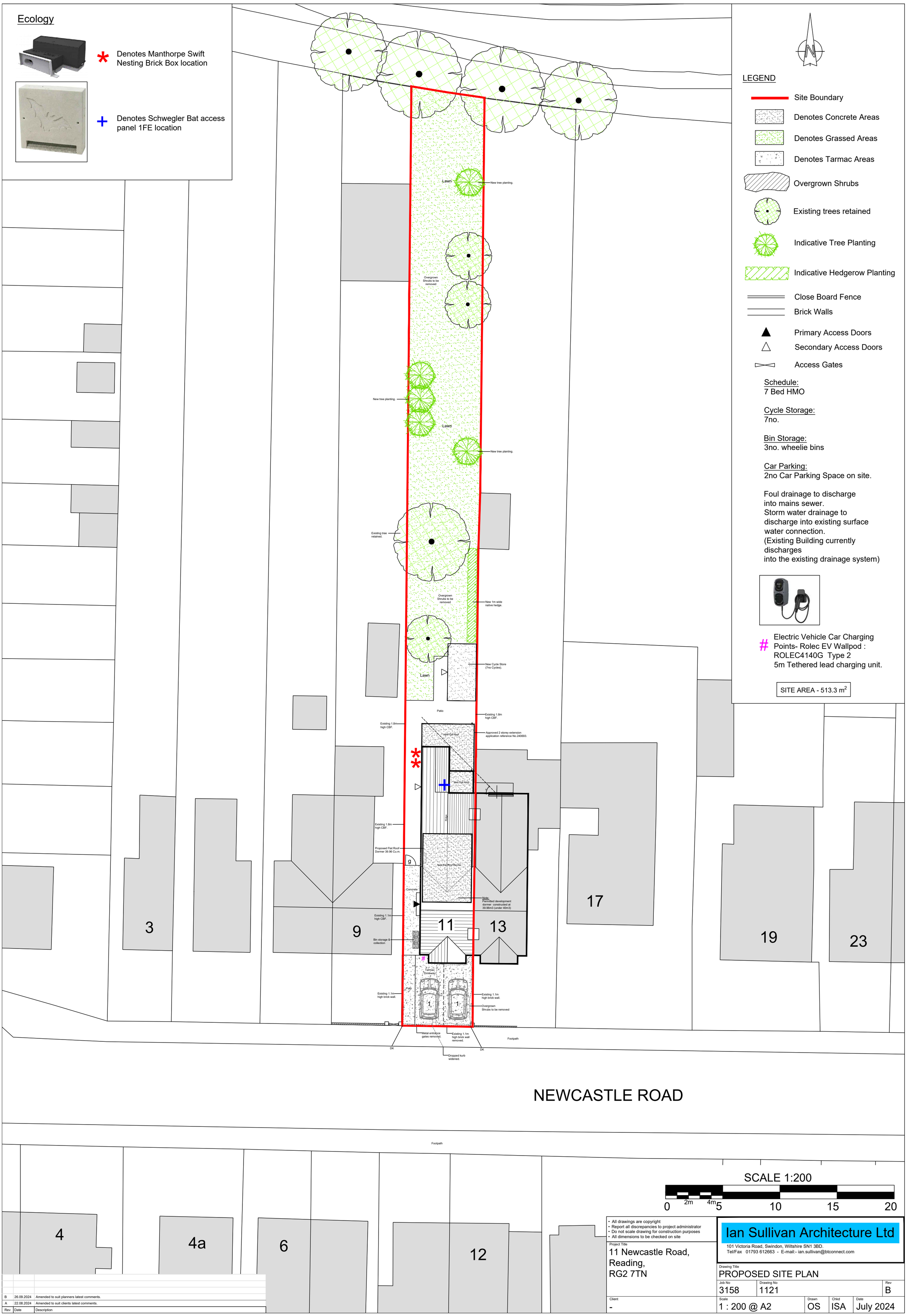
Job No	Drawing No	Rev
3158	1101	-

Client	Scale	Drawn	Chkd	Date
-	1 : 100 @ A2	CE	ISA	July 2024

Ecology

* Denotes Manthorpe Swift Nesting Brick Box location

\+ Denotes Schwegler Bat access panel 1FE location



Rev	Date	Description
B	26.09.2024	Amended to suit planners latest comments.
A	22.08.2024	Amended to suit clients latest comments.

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Project Title
11 Newcastle Road,
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Client
-

Ian Sullivan Architecture Ltd
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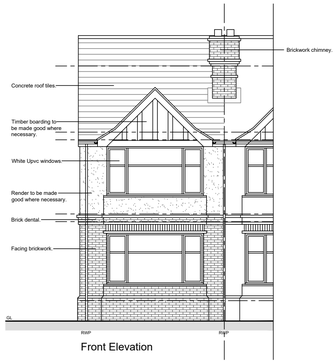
Drawing Title
PROPOSED SITE PLAN

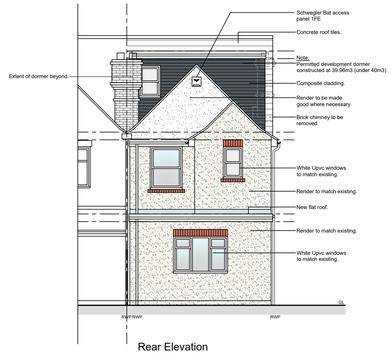
Job No	Drawing No	Rev
3158	1121	B

Scale	Drawn	Chkd	Date
1 : 200 @ A2	OS	ISA	July 2024



Front Elevation

Side Elevation



Rear Elevation

BUILDING USE KEY:

- Bedroom (with Ensuite)
- Communal Areas

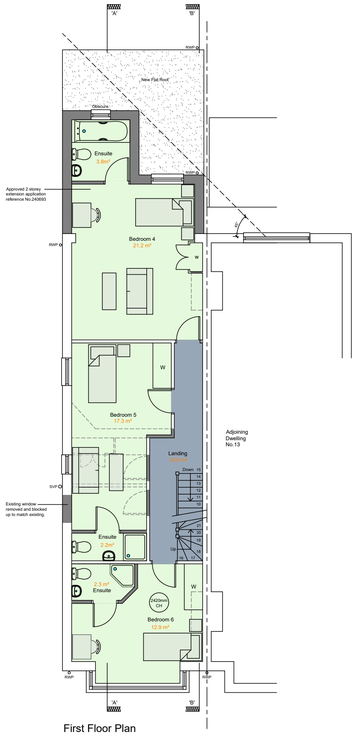
WALL TYPES KEY

- Existing structure.
- New walls.
- Things to be removed.

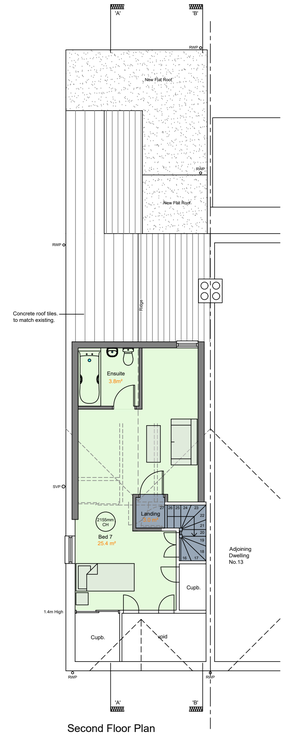
SCHEDULE - 7no HMO's	
Room	Internal Floor Area (m²)
1	13.3 m²
2	10.7 m²
3	10.6 m²
4	21.2 m²
5	17.3m²
6	12.9 m²
7	25.4 m²

COMMUNAL AREAS	
Ground	39.4 m²
First	10.0 m²
Second	3.0 m²

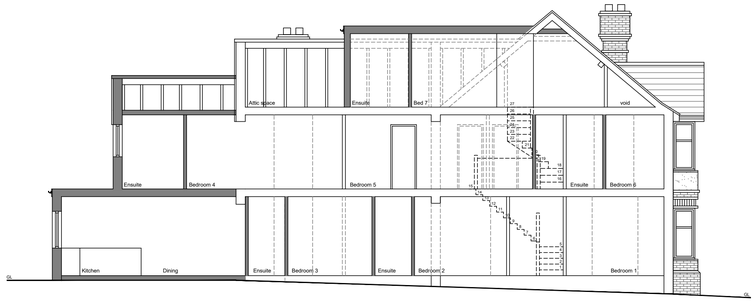
Ground Floor Plan



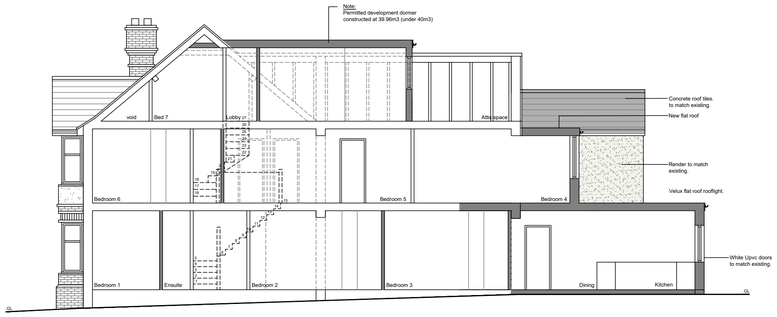
First Floor Plan



Second Floor Plan



Section A-A



Elevation / Section B-B

Ecology

Denotes Schwegler Bat access panel 1FE location

Denotes Manthorpe Swift Nesting Brick Box location

Rev	Date	Description
b	26.09.2024	Amended to suit planners latest comments.
B	22.08.2024	Amended to suit clients latest comments.
A	22.08.2024	Amended to suit clients latest comments.

SCALE 1:100

0 1m 2m 3m 4m 5m

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Drawing Title

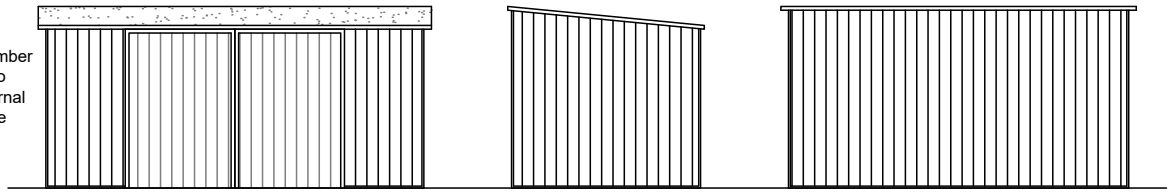
PROPOSED FLOOR PLAN & ELEVATIONS

Job No	Drawing No	Rev
3158	1151	C

Client	Scale	Drawn	Chkd	Date
-	1 : 100 @ A1	OS	ISA	July 2024

GRP roof

Vertical timber cladding to cover internal metal cage

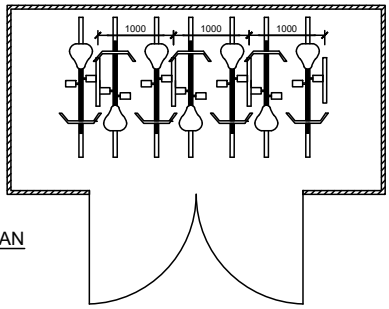


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

Store secured with Min silver sold secure padlock, coach bolted hasp and staple with BS3621:2007 Lock.



Cycle Store (7 cycles).

4No. Sheffield stands

FLOOR PLAN

TIMBER CLAD - CYCLE STORE

SCALE 1:100

0 1m 2m 3m 4m 5m

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Drawing Title
PROPOSED CYCLE STORE - 7NO.

Job No	Drawing No	Rev
3158	1155	-

Client	Scale	Drawn	Chkd	Date
-	1 : 1250 @ A4	OS	ISA	July 2024