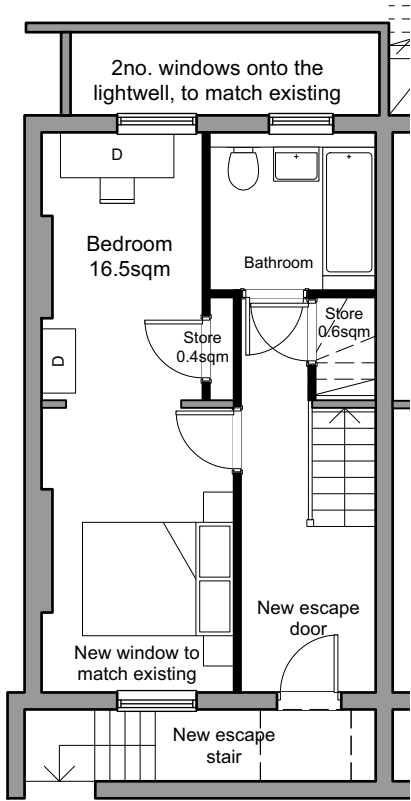
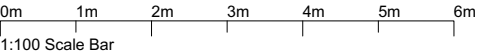


All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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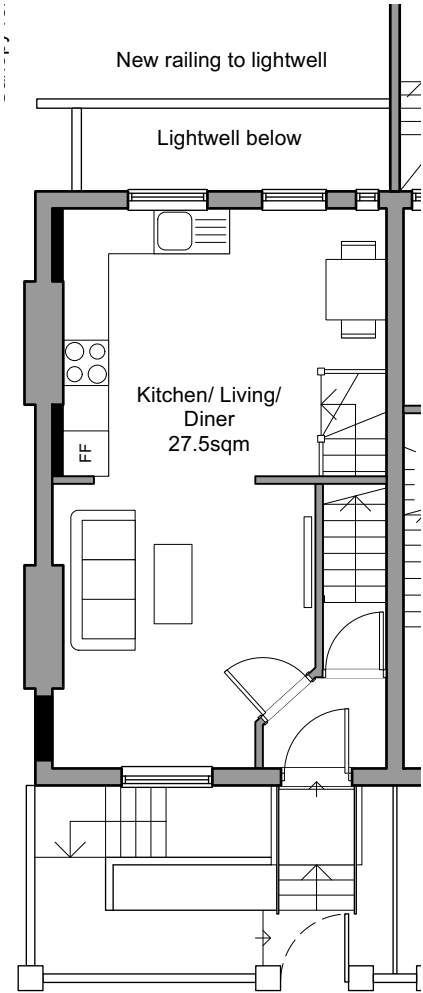


Basement
Flat 1 - 32sqm

Basement Floor Plan

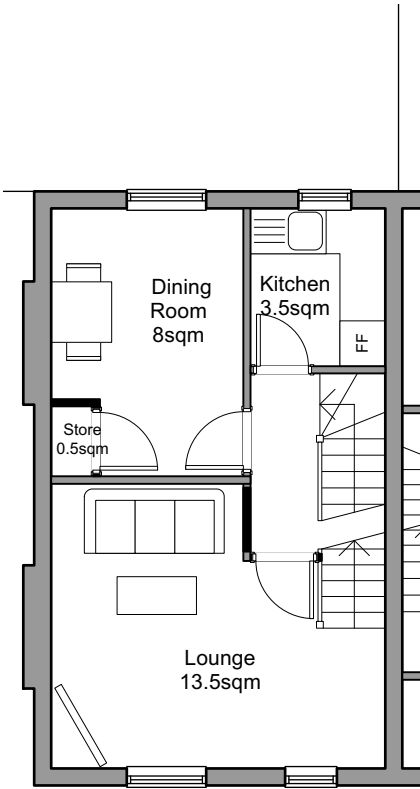
Proposed Accomodation
Flat 1 (1B2P)
Basement 32sqm
Ground Floor 27.5sqm
Total - 59.5sqm

Flat 2 (1B1P)
Ground Floor - 2sqm
First Floor - 32.5sqm
Second Floor - 19sqm
Total - 53.5sqm



Ground Floor
Flat 1 - 27.5sqm
Flat 2 - 2sqm

Ground Floor Plan



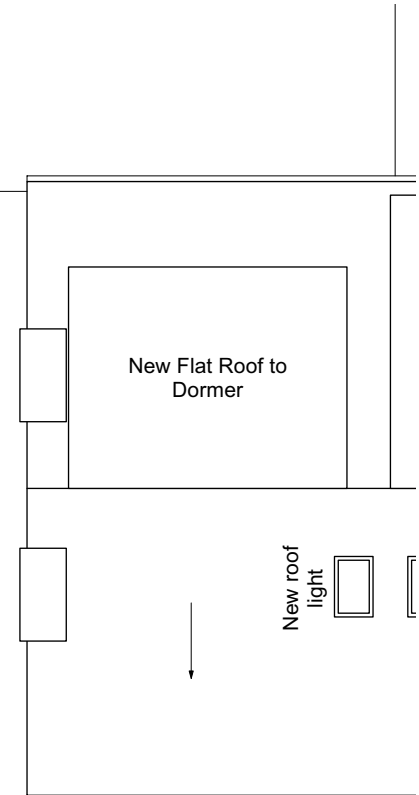
First Floor
Flat 2 - 32.5sqm

First Floor Plan



Second Floor
Flat 2 - 19sqm

Second Floor Plan



Roof Plan

P5	Updated for PL	19/09/25	LN
Rev	Notes	Date	Initial
Status			
Planning			
HOLTHAM+NEWMAN 			
ARCHITECTS			
The Old Dairy, 282A Hyde End Road, Spencers Wood, Reading, Berkshire RG7 1DN			
T: 07971 316497 E: hello@hnarchitects.co.uk			
Project: 33 Bedford Road Reading RG1 7EX			
Client Mr A Jones			
Drawing Title: Proposed Plans Residential Conversion			
Scale:	1:100 @A3	Dwg. No.:	Rev.:
Drawn by:	LN	2443 - P100	P5
Date:	Apr 2025		