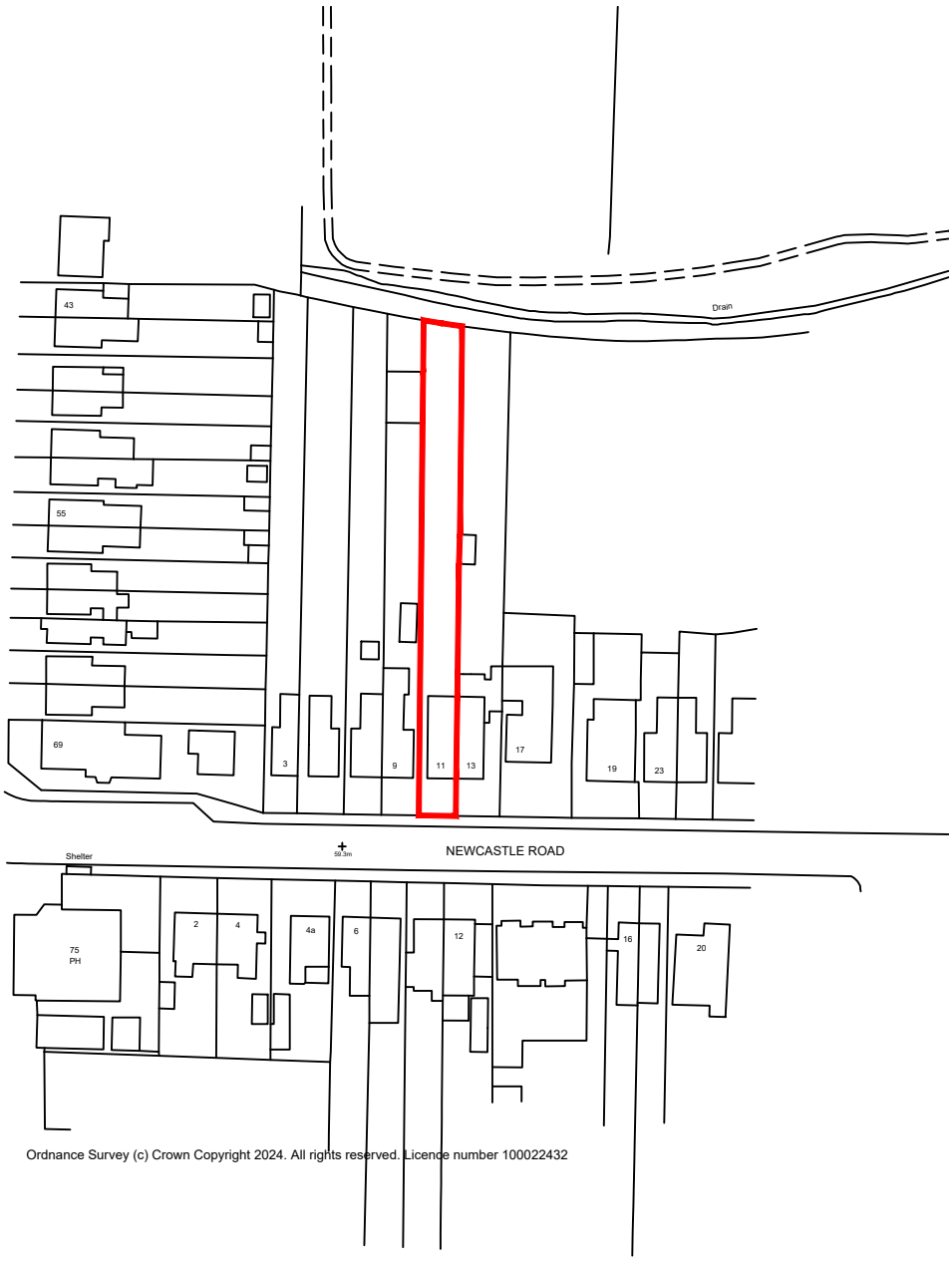

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SCALE 1:1250

0 10m 20m 30m 40m 50m

- All drawings are copyright
- 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

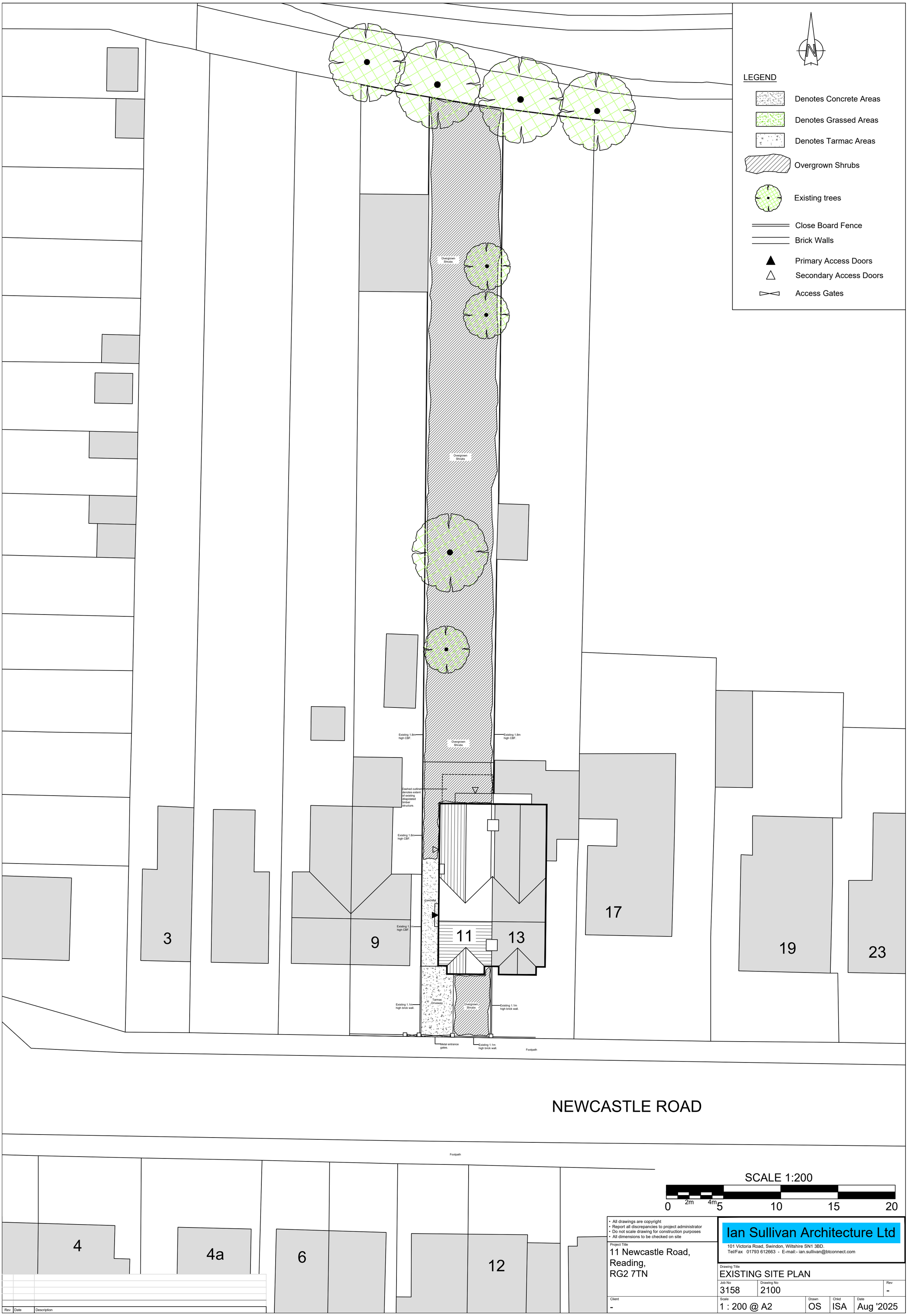
Ian Sullivan Architecture Ltd

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	2001	-

Client	Scale	Drawn	Chkd	Date
-	1 : 1250 @ A4	CE	ISA	Aug '2025



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Project Title
11 Newcastle Road,
Reading,
RG2 7TN

Client
-

Ian Sullivan Architecture Ltd
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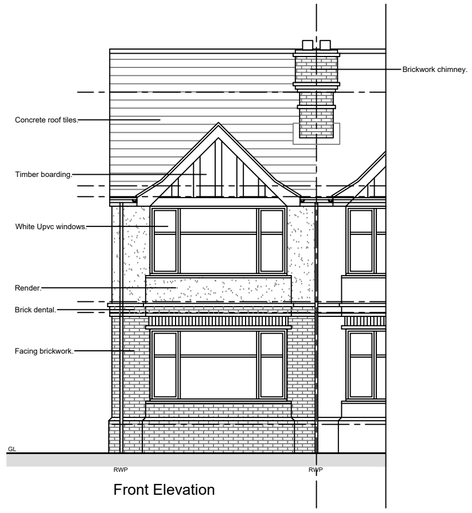
Drawing Title
EXISTING SITE PLAN

Job No	Drawing No	Rev
3158	2100	-

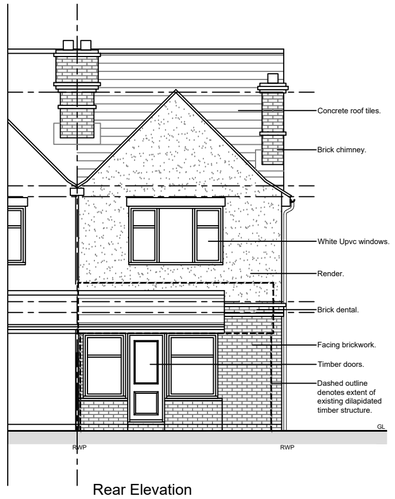
Scale	Drawn	Chkd	Date
1 : 200 @ A2	OS	ISA	Aug '2025

Rev	Date	Description

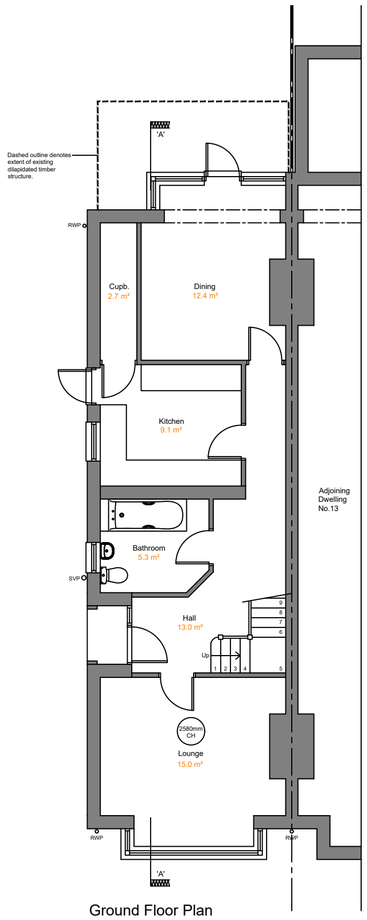


Front Elevation

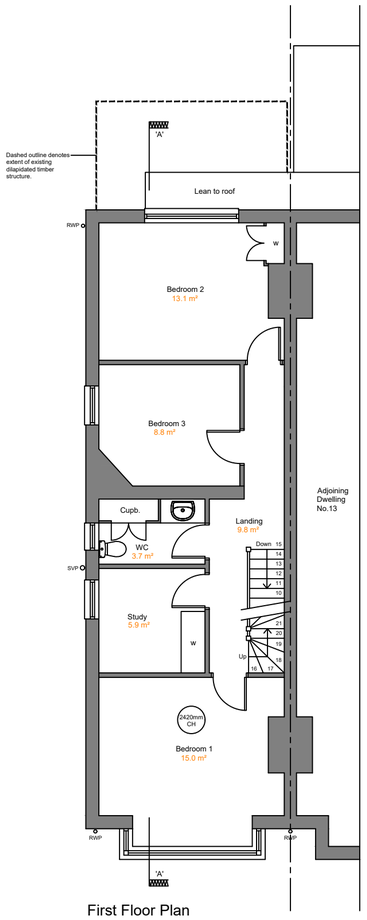
Side Elevation



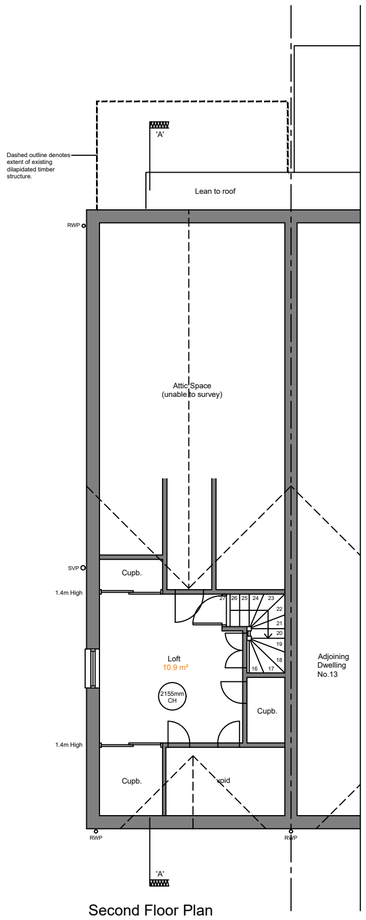
Rear Elevation



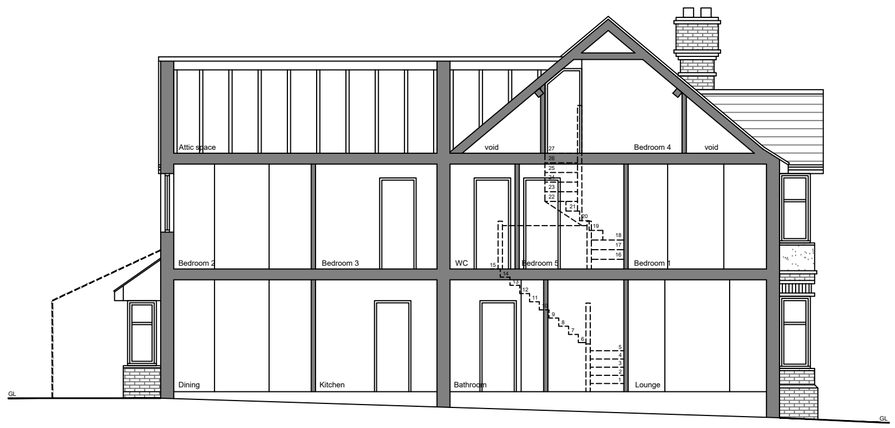
Ground Floor Plan



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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Drawing Title
EXISTING FLOOR PLANS & ELEVATIONS

Job No	Drawing No	Rev
3158	2101	-

Client	Scale	Drawn	Chkd	Date
-	1 : 100 @ A2	CE	ISA	Aug '2025

Ecology

* Denotes Manthorpe Swift Nesting Brick Box location

\+ Denotes Schwegler Bat access panel 1FE location

LEGEND

- Site Boundary
- Denotes Concrete Areas
- Denotes Grassed Areas
- Denotes Tarmac Areas
- Overgrown Shrubs
- Existing trees retained
- Indicative Tree Planting
- Indicative Hedgerow Planting
- Close Board Fence
- Brick Walls
- Primary Access Doors
- Secondary Access Doors
- Access Gates

Schedule:
7 Bed HMO

Cycle Storage:
7no.

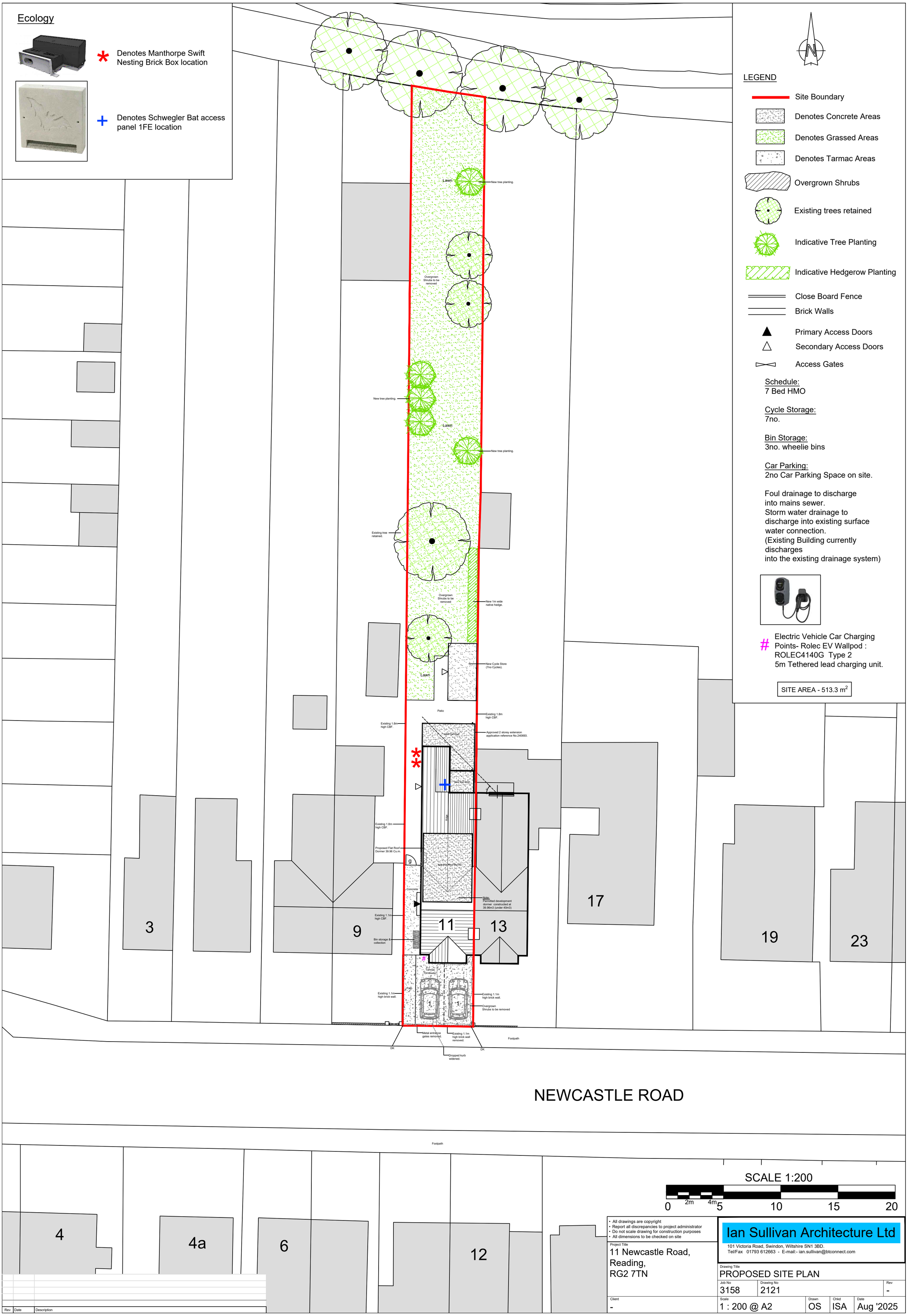
Bin Storage:
3no. wheelie bins

Car Parking:
2no Car Parking Space on site.

Foul drainage to discharge into mains sewer.
Storm water drainage to discharge into existing surface water connection.
(Existing Building currently discharges into the existing drainage system)

\# Electric Vehicle Car Charging Points- Rolec EV Wallpod : ROLEC4140G Type 2
5m Tethered lead charging unit.

SITE AREA - 513.3 m²



SCALE 1:200
0 2m 4m 5 10 15 20

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Client
-

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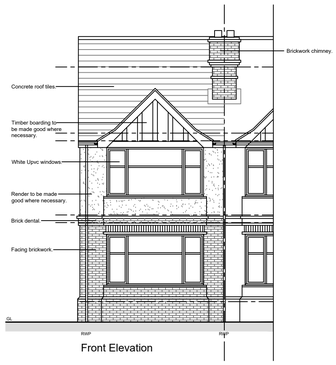
Drawing Title
PROPOSED SITE PLAN

Job No	Drawing No	Rev
3158	2121	-

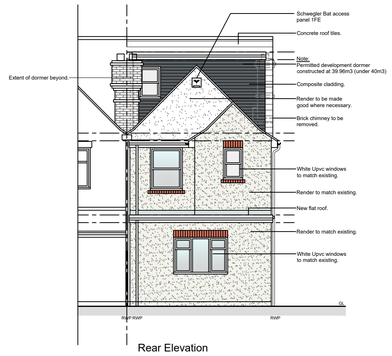
Scale	Drawn	Chkd	Date
1 : 200 @ A2	OS	ISA	Aug '2025

Rev	Date	Description



Front Elevation

Side Elevation



Rear Elevation

BUILDING USE KEY:

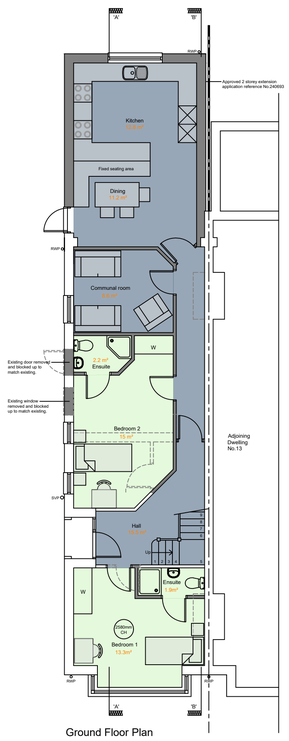
- Bedroom (with Ensuite)
- Communal Areas

WALL TYPES KEY

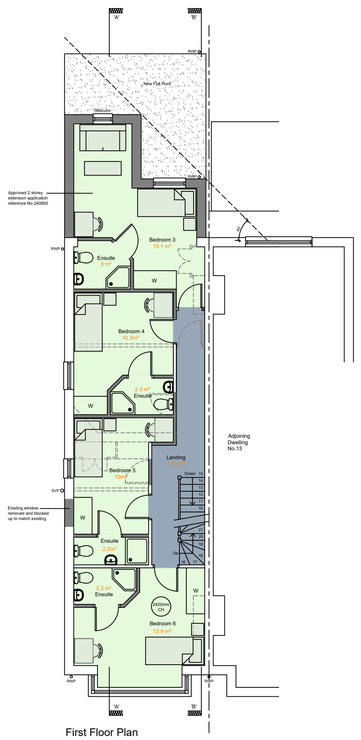
- Existing structure.
- New walls.
- Things to be removed.

SCHEDULE - 7no HMO's	
Room	Internal Floor Area (m²)
1	13.3 m²
2	15 m²
3	15.1 m²
4	10.3m²
5	10m²
6	12.9 m²
7	25.4 m²

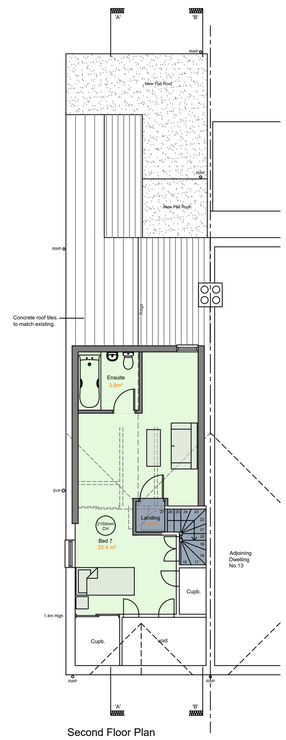
COMMUNAL AREAS	
Ground	48.1 m²
First	11.2 m²
Second	3.0 m²



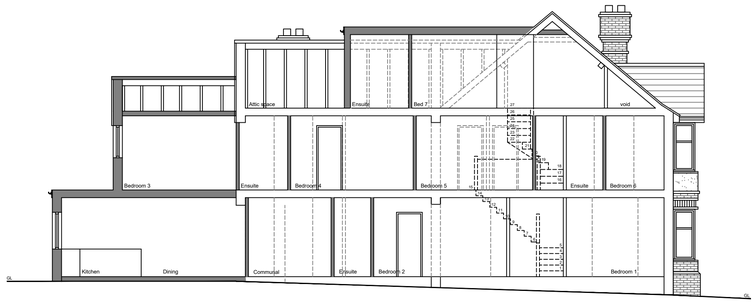
Ground Floor Plan



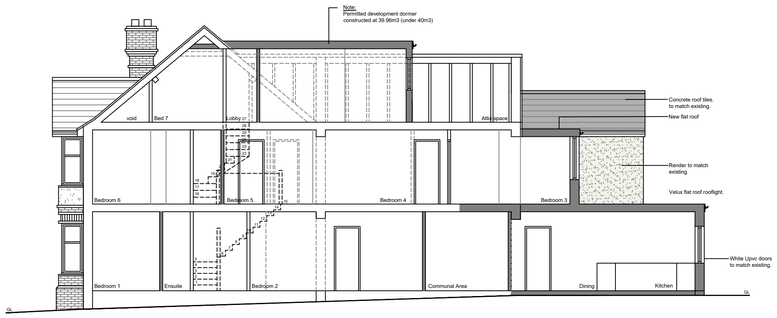
First Floor Plan



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

SCALE 1:100

0 1m 2m 3m 4m 5m

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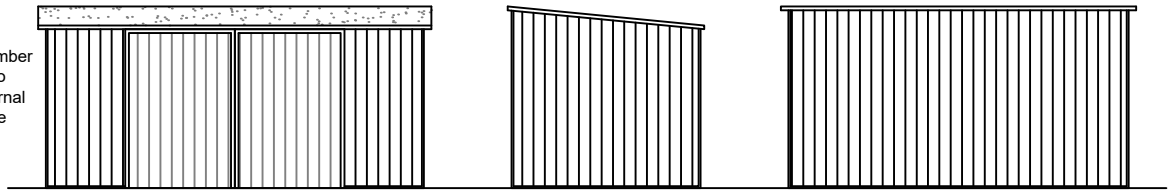
Drawing Title
PROPOSED FLOOR PLAN & ELEVATIONS

Job No	Drawing No	Rev
3158	2151	-

Client	Scale	Drawn	Chkd	Date
-	1 : 100 @ A1	OS	ISA	Aug '2025

GRP roof

Vertical timber cladding to cover internal metal cage

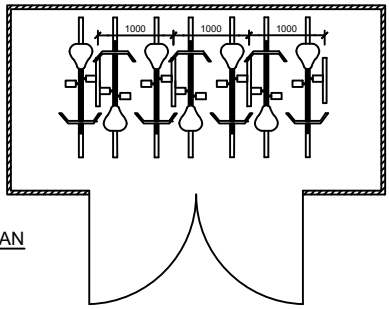


FRONT ELEVATION

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	2155	-

Client	Scale	Drawn	Chkd	Date
-	1 : 1250 @ A4	OS	ISA	Aug '2025