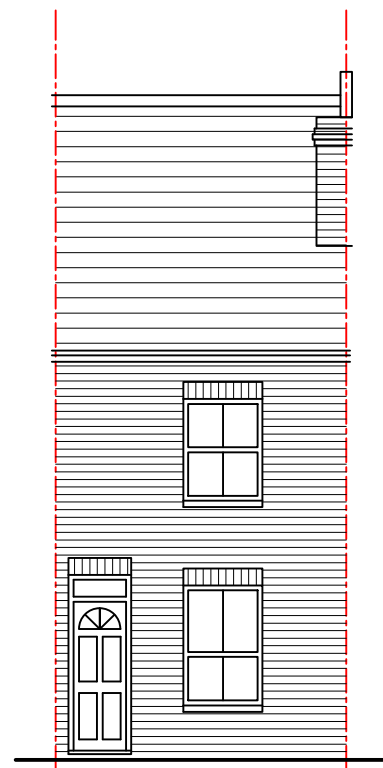
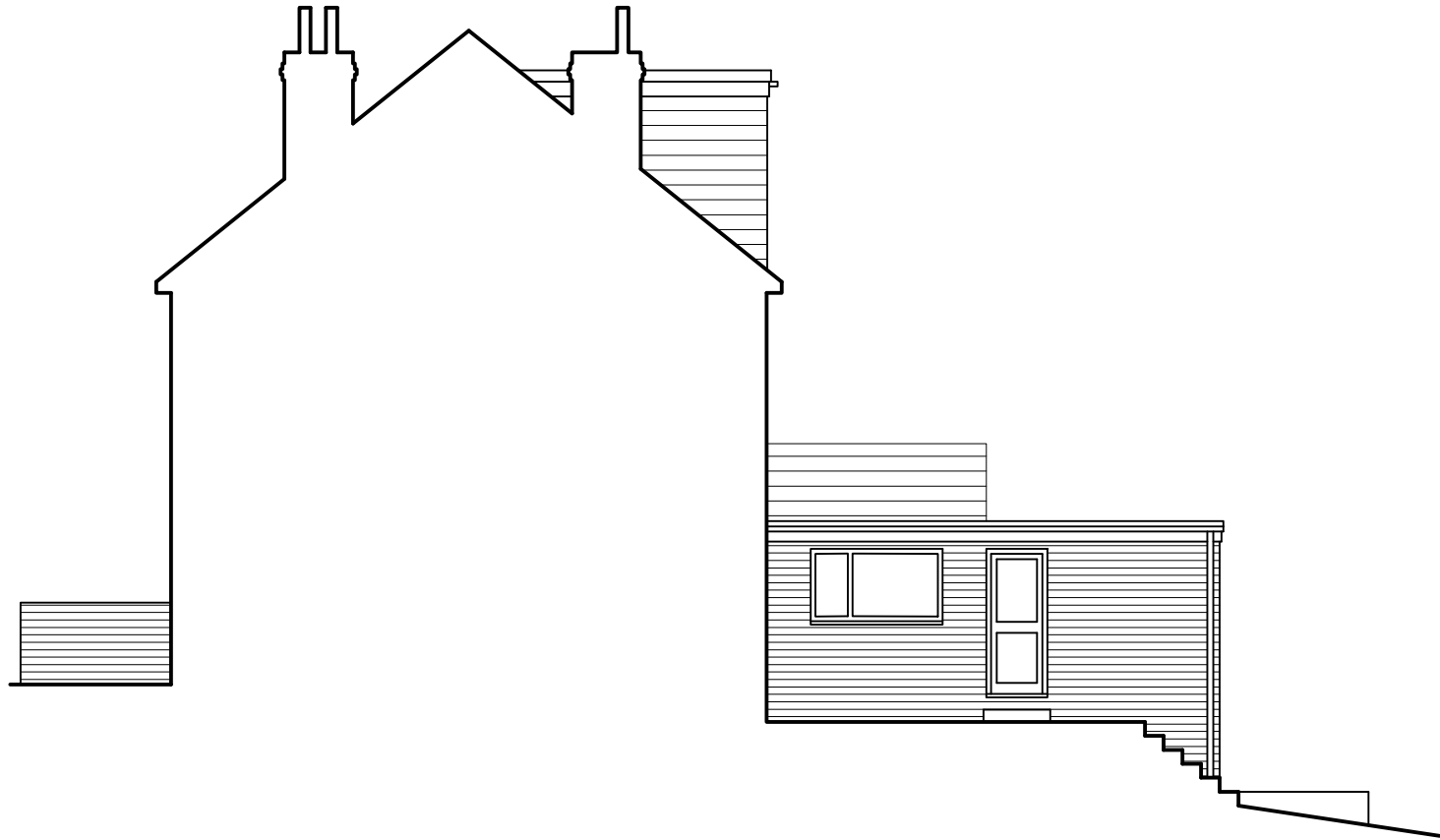
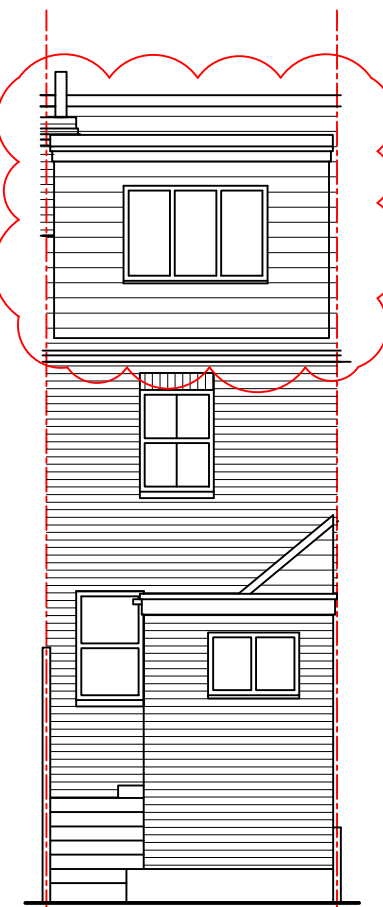




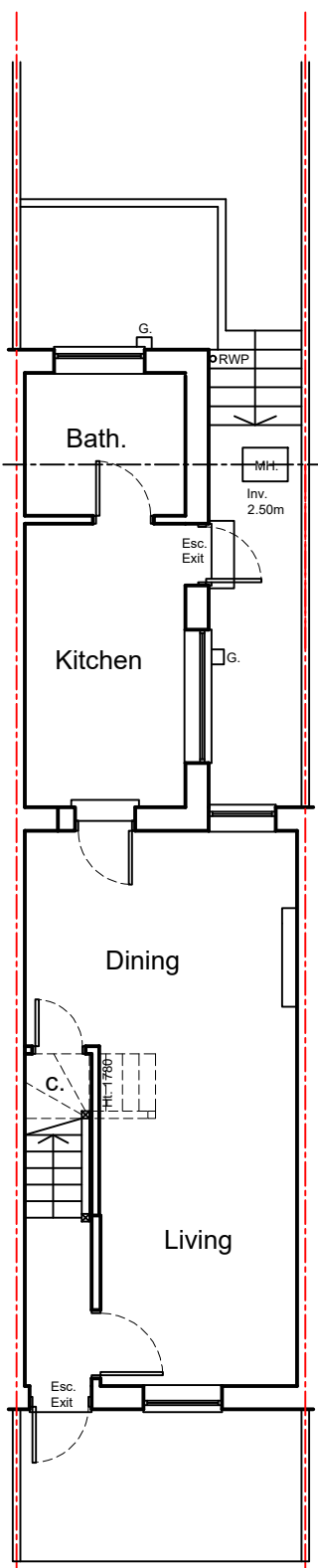
Front Elevation



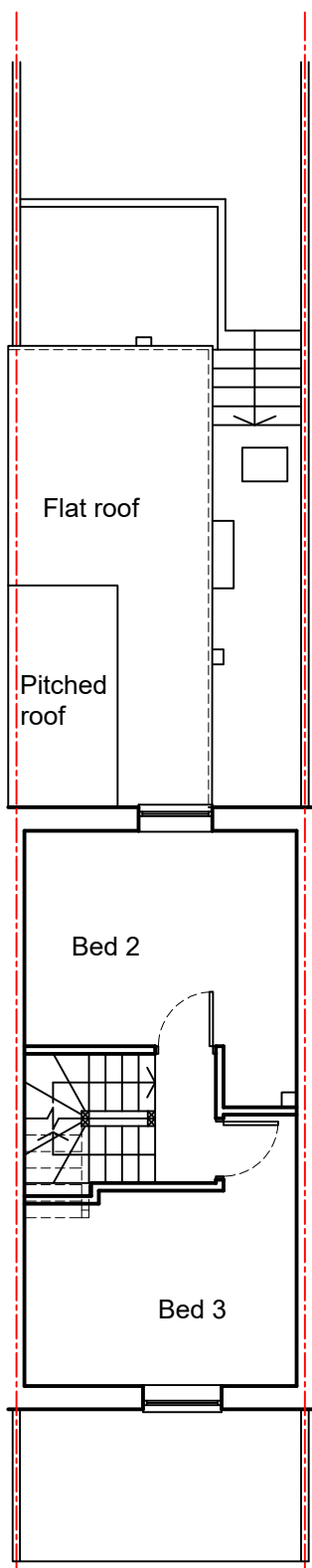
Right flank elevation/ Section



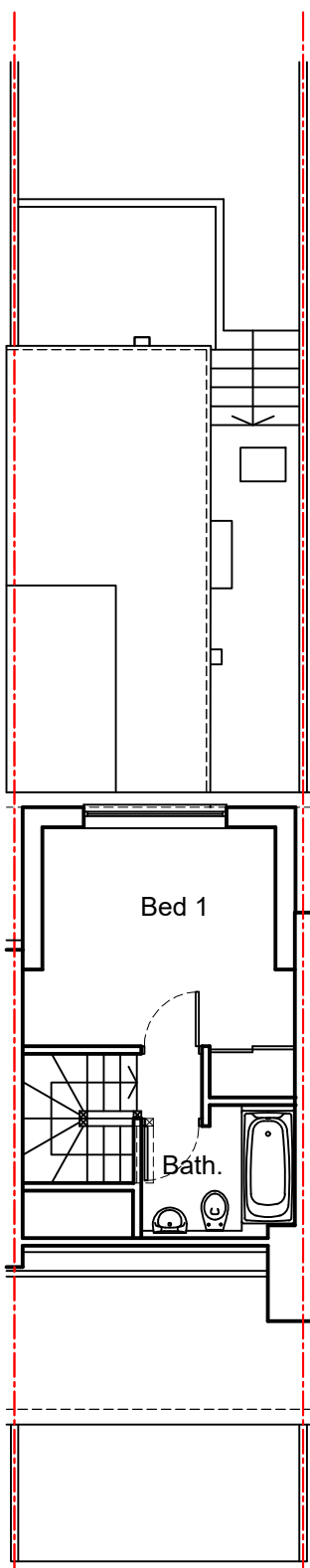
Rear Elevation



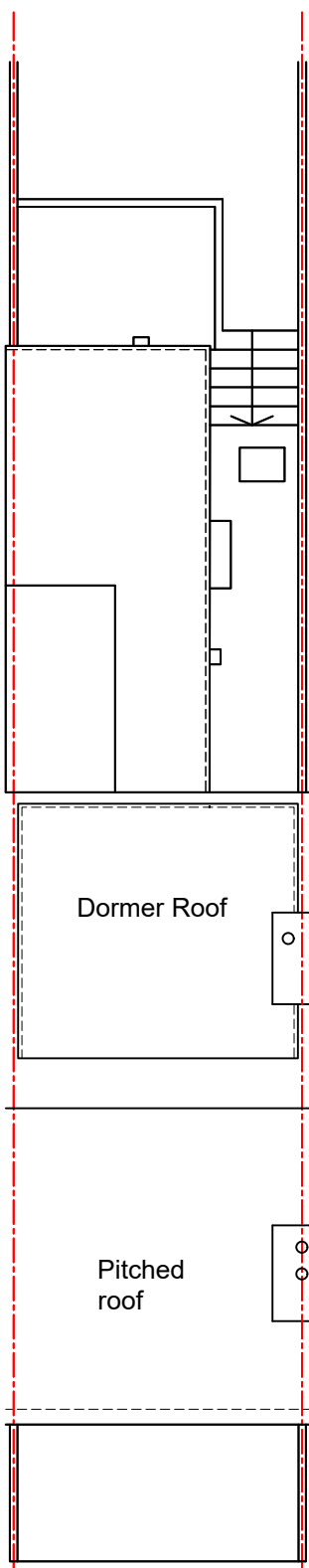
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan

CDM Regulations 2015 and the Building Regulations 2010 Part 2a

- Client and Contractor to familiarise themselves with the above legislation to ensure that respective responsibilities are fulfilled.

CDM Regulations - Architectural provisions:

- The client shall notify the contractor of all known substances, materials (eg. Asbestos) or ground conditions (eg. petrol/ oil contamination) that are considered to have a potential health risk.
- All site cutting of MDF boards to be carried out with adequate ventilation and PPE to protect from airborne particles.
- All hot melt bitumenous waterproofing works to be carried out with a hot works permit.
- All maintenance and repair methodologies to be based on the employment of specialist subcontractors trained in the erection of fixed scaffold, mobile scaffold, MEWP or the use telescopic cleaning equipment.
- Free-standing ladders and step ladders are to be specifically to excluded from any planned maintenance and repair operations.

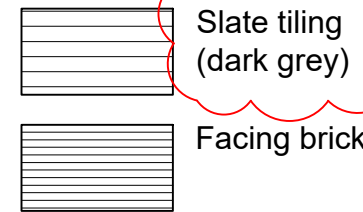
Dimensions

No dimensions to be scaled from this drawing. All dimensions to be checked on site.

Party Wall etc Act 1996

Foundations shall be set at approx. 1m below ground level unless otherwise noted on the Structural Engineer's documentation.

Material Key



C	17.07.26	TG	Dormer Juliette exchanged for window. Slate colour: dark grey.
B	16.06.26	TG	Plans revised to client feedback. Elevations updated.
A	05.06.26	TG	Plans revised to client feedback

REV	DATE	BY	DESCRIPTION
-----	------	----	-------------

PLANNING

100% | Architecture

Client
DANIEL DRAGOS BRAGHIS

Project
16 ELGAR ROAD
SOUTH READING
RG2 0BJ

Drawing Title
PROPOSED PLANS AND ELEVATIONS

Scale	Date	Drawn	Checked
1:100 @ A1 1:200 @ A3	28.05.2026	TG	TG

Project No.	Drawing No.	Revision
2026-022	- 101	C

