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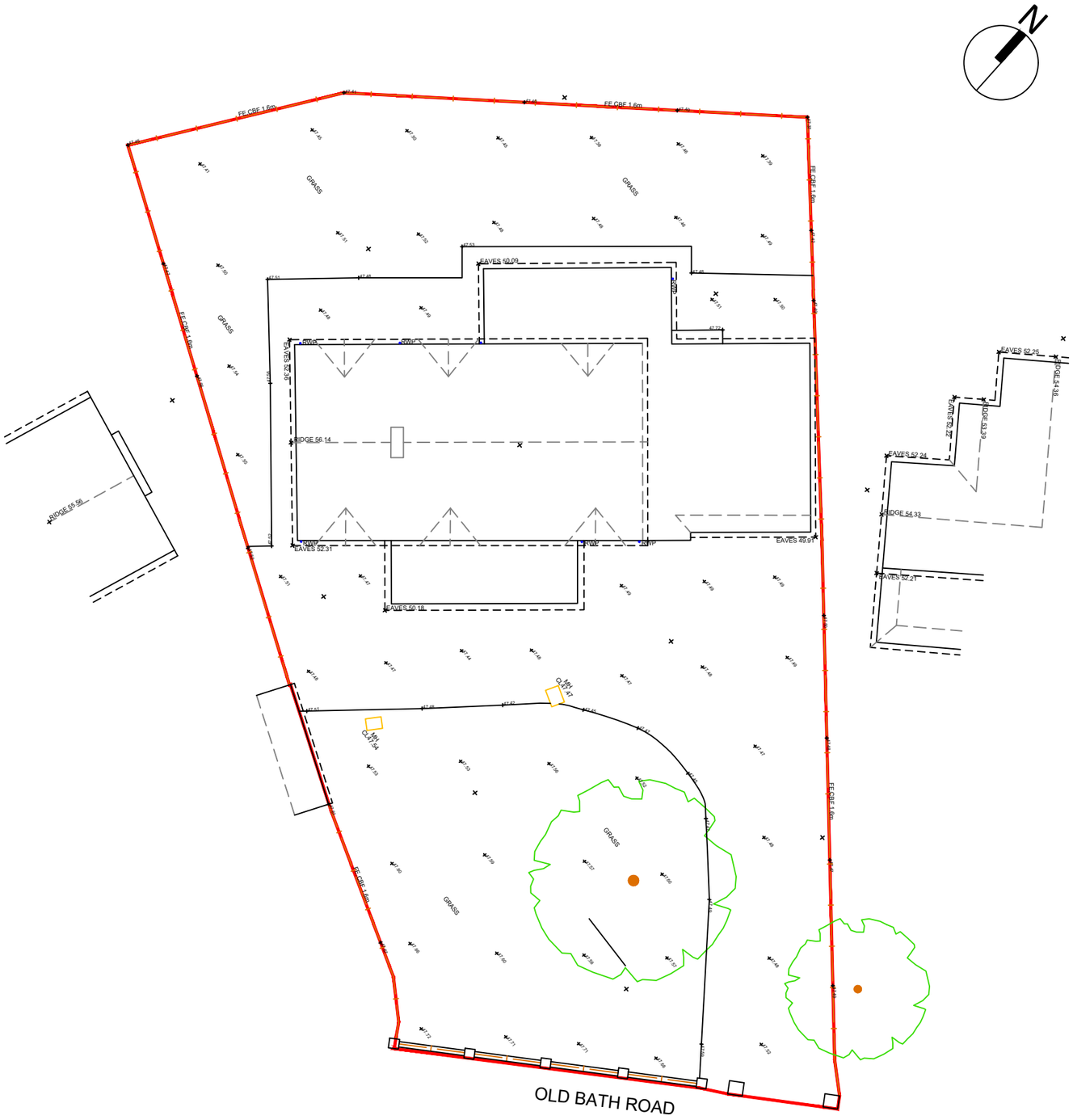
## 01 EXISTING LOCATION PLAN 1:1250

## 02 EXISTING PHOTOGRAPH N.T.S




## 03 EXISTING SITE PLAN 1:200

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J. Make good to all existing finishes. Make good all adjacent areas disturbed by builders work to match existing with approval from client.

K. Proposed drawings do not highlight final positions of mechanical, electrical and lighting points. All final positions to be confirmed on site with contractor.

Client:
Mr Asghar
Date:
24th March 2026

Project:
36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title:
Existing Location and Site Plans
Scale:
1:1250 & 1:200 @A3
Scale Bar: -10 0 10 20 30 1:1250 @ A3

Drawing Issue:
ISSUED FOR PLANNING
Scale Bar: -2.0 -1.0 0 1.0 2.0 3.0 4.0 5.0 1:200 @ A3

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| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 001 | JWA | A |

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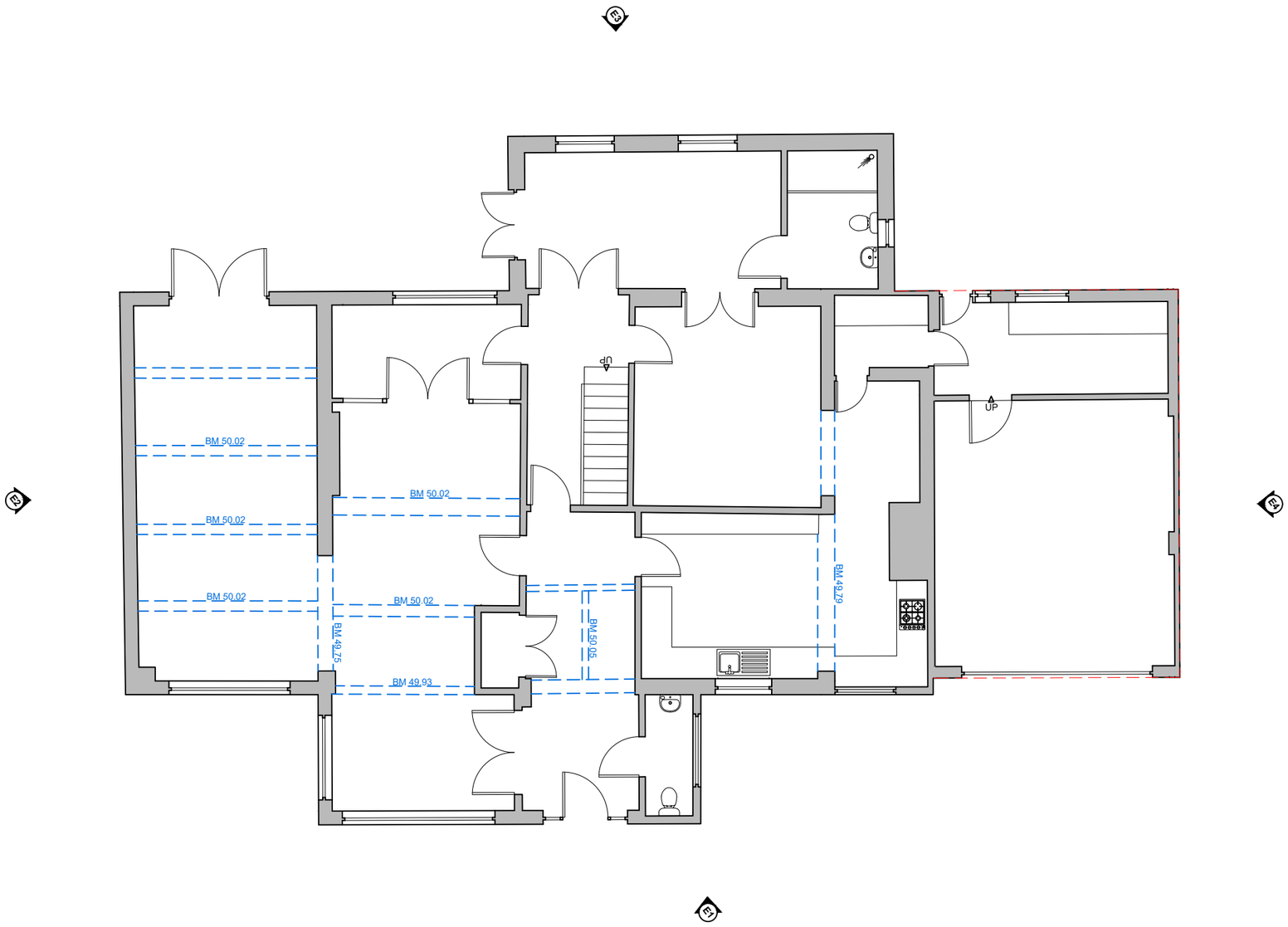


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# 01 EXISTING GROUND FLOOR PLAN

1:100

Client:
Mr Asghar
Date:
24th March 2026

Project:
36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title:
Existing Floor Plans
Scale:
1:100 @A3
Scale Bar:
-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue:
ISSUED FOR PLANNING

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| P.25.361 | 36OLD | 002 | JWA | A |

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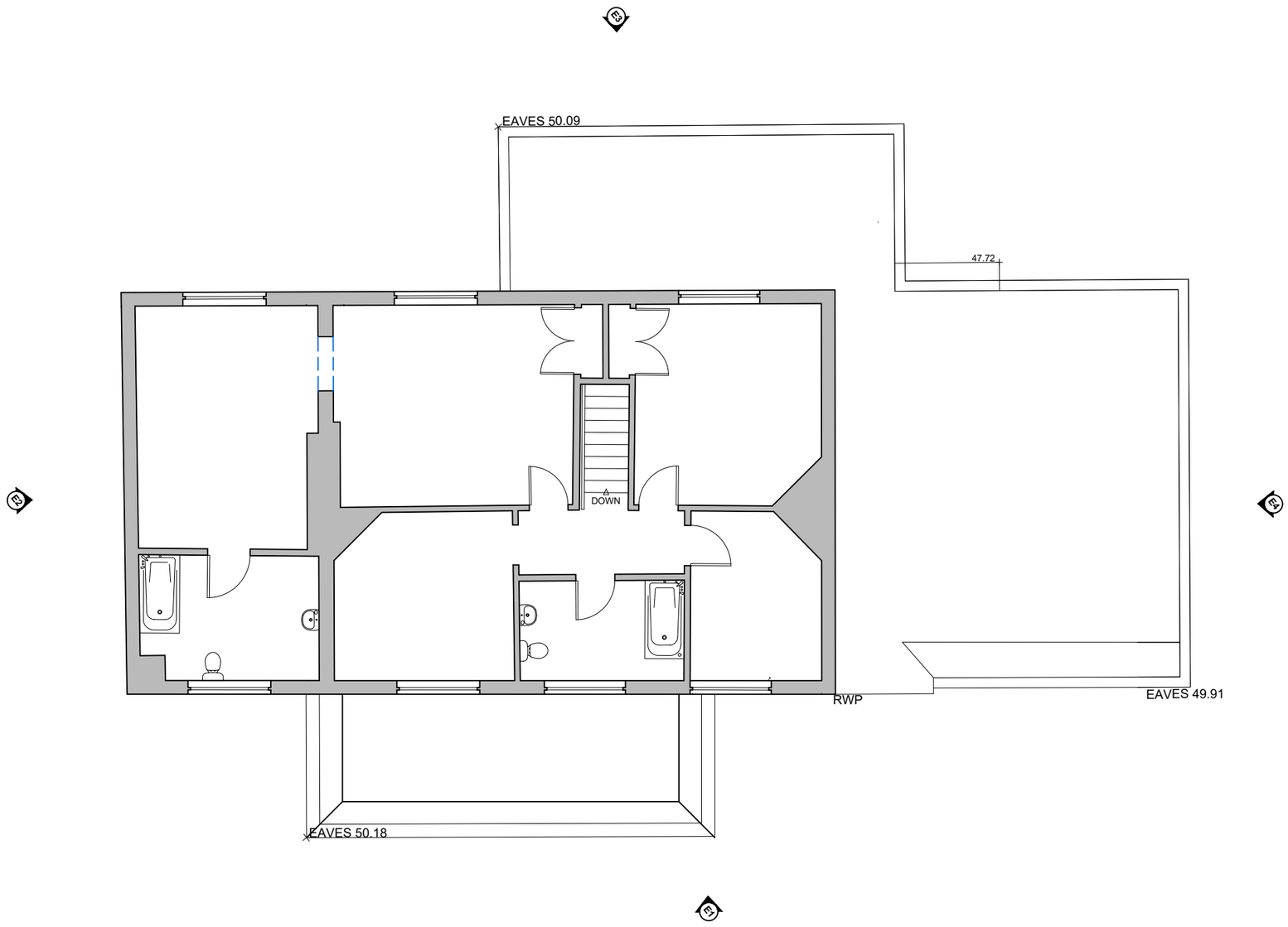


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K. Proposed drawings do not highlight final positions of mechanical, electrical and lighting points. All final positions to be confirmed on site with contractor.

# 02 EXISTING FIRST FLOOR PLAN

1:100

Client:
Mr Asghar
Date:
24th March 2026

Project:
36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title:
Existing Floor Plans
Scale:
1:100 @A3
Scale Bar:
-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue:
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| P.25.361 | 36OLD | 003 | JWA | A |

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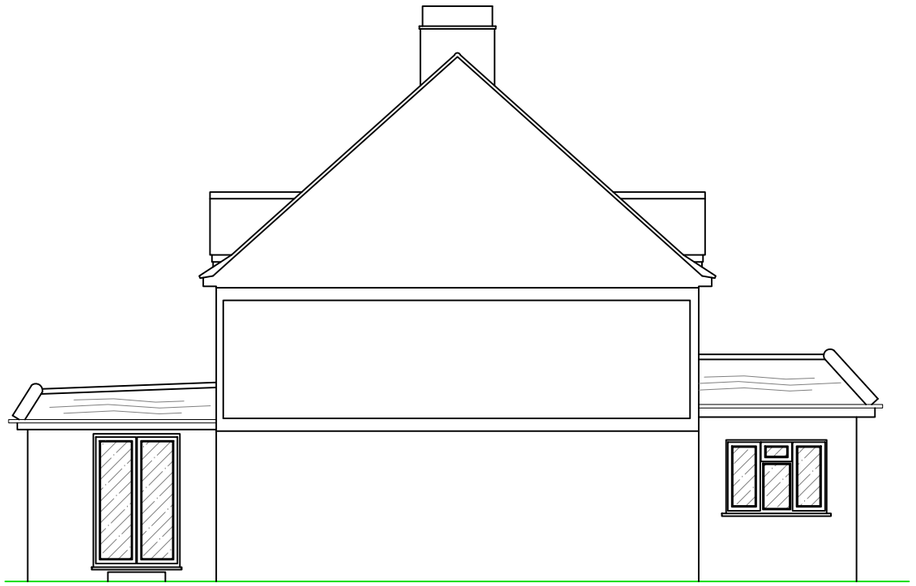
01 EXISTING FRONT ELEVATION 1:100



02 EXISTING SIDE ELEVATION 1:100

**Existing Materials:**

Roof:
- Plain roof tiles to main roof.
- 3 layer felt to Garage roof.
- White uPVC soffits and fascia to all roofs.

Rainwater Goods:
- White uPVC downpipes with half round white gutters.

Walls:
- Mixed blend red facing brickwork.
- Painted render system.

Windows:
- White uPVC frame, double glazed window units.

Doors:
- White uPVC frame, double glazed front door, side door and french doors.
- Metal up and over Garage door.

Client:
Mr Asghar
Date:
24th March 2026

Project:
36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title:
Existing Elevations
Scale:
1:100 @A3
Scale Bar:
-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue:
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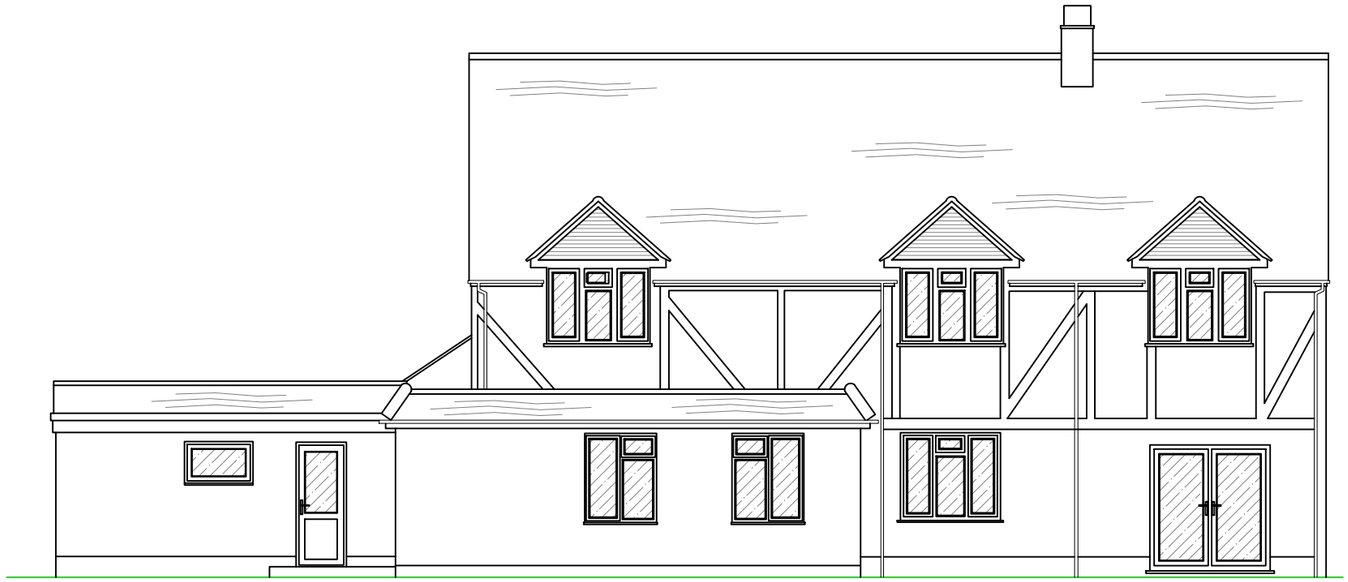

03 EXISTING REAR ELEVATION 1:100

**Existing Materials:**

Roof:
- Plain roof tiles to main roof.
- 3 layer felt to Garage roof.
- White uPVC soffits and fascia to all roofs.

Rainwater Goods:
- White uPVC downpipes with half round white gutters.

Walls:
- Mixed blend red facing brickwork.
- Painted render system.

Windows:
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Doors:
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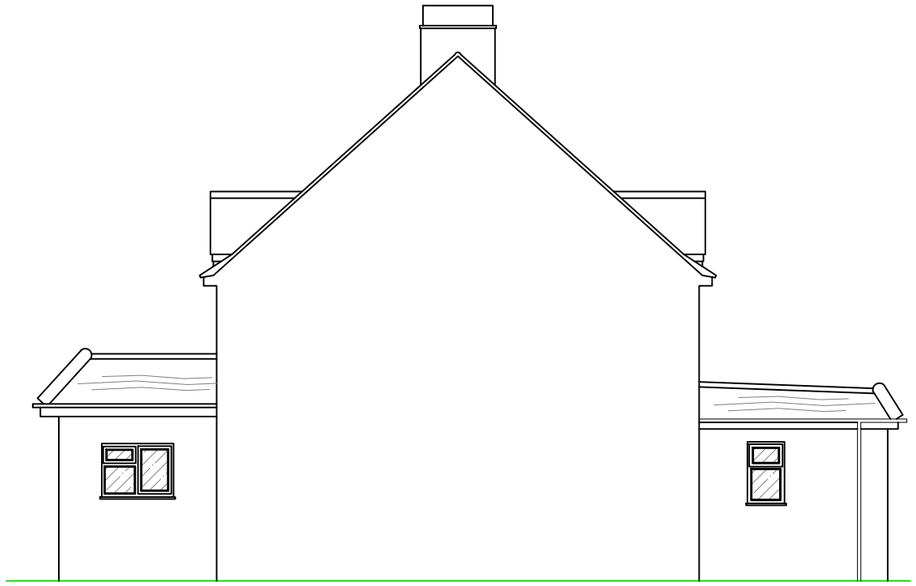

04 EXISTING SIDE ELEVATION 1:100

Client:
Mr Asghar
Date:
24th March 2026

Project:
36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title:
Existing Elevations
Scale:
1:100 @A3
Scale Bar:
-1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue:
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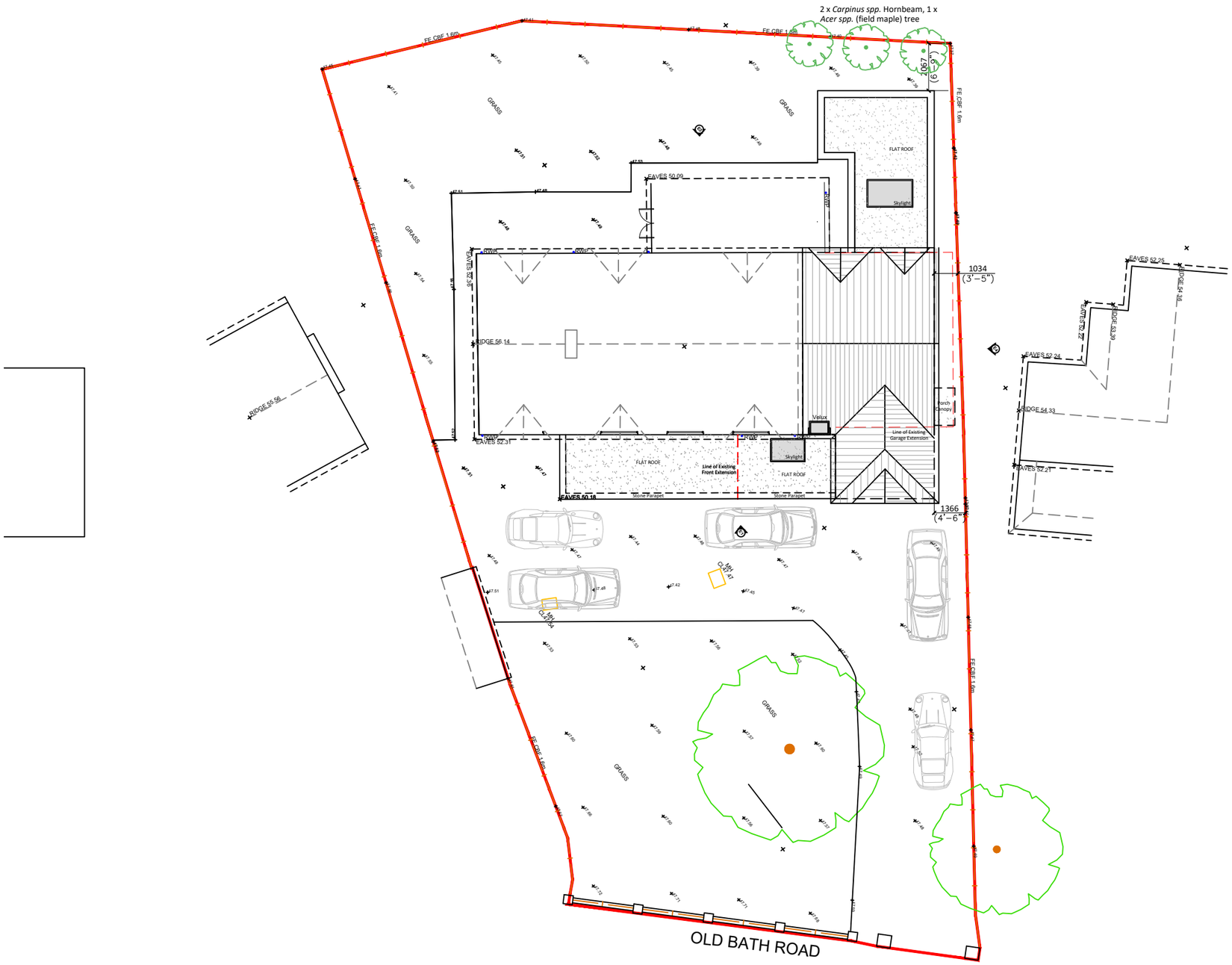


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**PARKING PROVISION**

The proposals with this planning application require the demolition and loss of the existing attached double garage.

However, the existing site and plot have ample provision for a large number of off road parking spaces as highlighted on the adjacent Proposed Site Plan.

Currently shown are a minimum of four off road parking spaces to comply with planning policy, with the required hammerhead tunring circle. Further provision could be provided if necessitated.

**NEW TREE PROVISION**

To provide additional screening for the new rear extension following Pre-application advice, three new trees are proposed:

2 x *Carpinus spp.* Hornbeam, 1 x *Acer spp.* (field maple) tree of no less than 4-6 cm girth container grown shall be planted in accordance with B.S. 8545 guidance in the next planting season following completion of the works, or other such size, species, location or period of time as may be agreed in writing by the Local Planning Authority.

# 01 PROPOSED SITE PLAN

1:200

| Client: | Project: | Drawing Title: | Drawing Issue: | JW Architects Ltd. |
|---|---|---|---|---|
| Mr Asghar | 36 Old Bath Road, Sonning, Reading, RG4 6TA | Proposed Site Plan | ISSUED FOR PLANNING | T: 07786 380 357 |
| Date: 24th March 2026 | | Scale: 1:100 & 200 @A3 | | E: info@jw-architects.co.uk |
| | | Scale Bar: -2.0 -1.0 0 1.0 2.0 3.0 4.0 5.0 1:200 @ A3 | -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3 | W: https://www.jw-architects.co.uk |

| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 006 | JWA | A |

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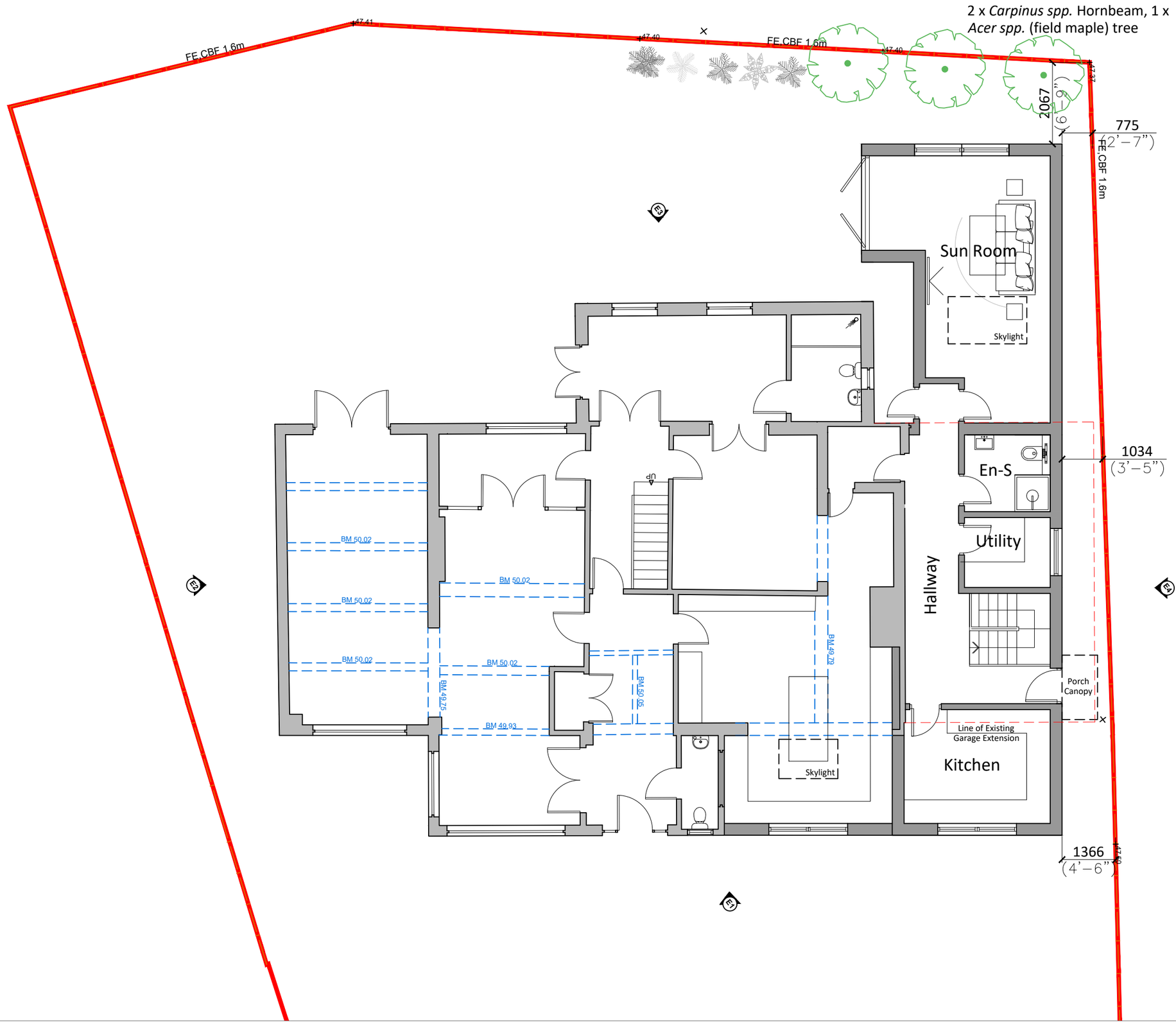


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# 01 PROPOSED GROUND FLOOR PLAN

1:100

| Client: | Project: | Drawing Title: | Drawing Issue: | JW Architects Ltd. |
|---|---|---|---|---|
| Mr Asghar<br>Date:<br>24th March 2026 | 36 Old Bath Road, Sonning, Reading, RG4 6TA | Proposed Floor Plans<br>Scale:<br>1:100 @A3<br>Scale Bar: -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3 | ISSUED FOR PLANNING | T: 07786 380 357<br>E: info@jw-architects.co.uk<br>W: https://www.jw-architects.co.uk |

| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 002 | JWA | A |

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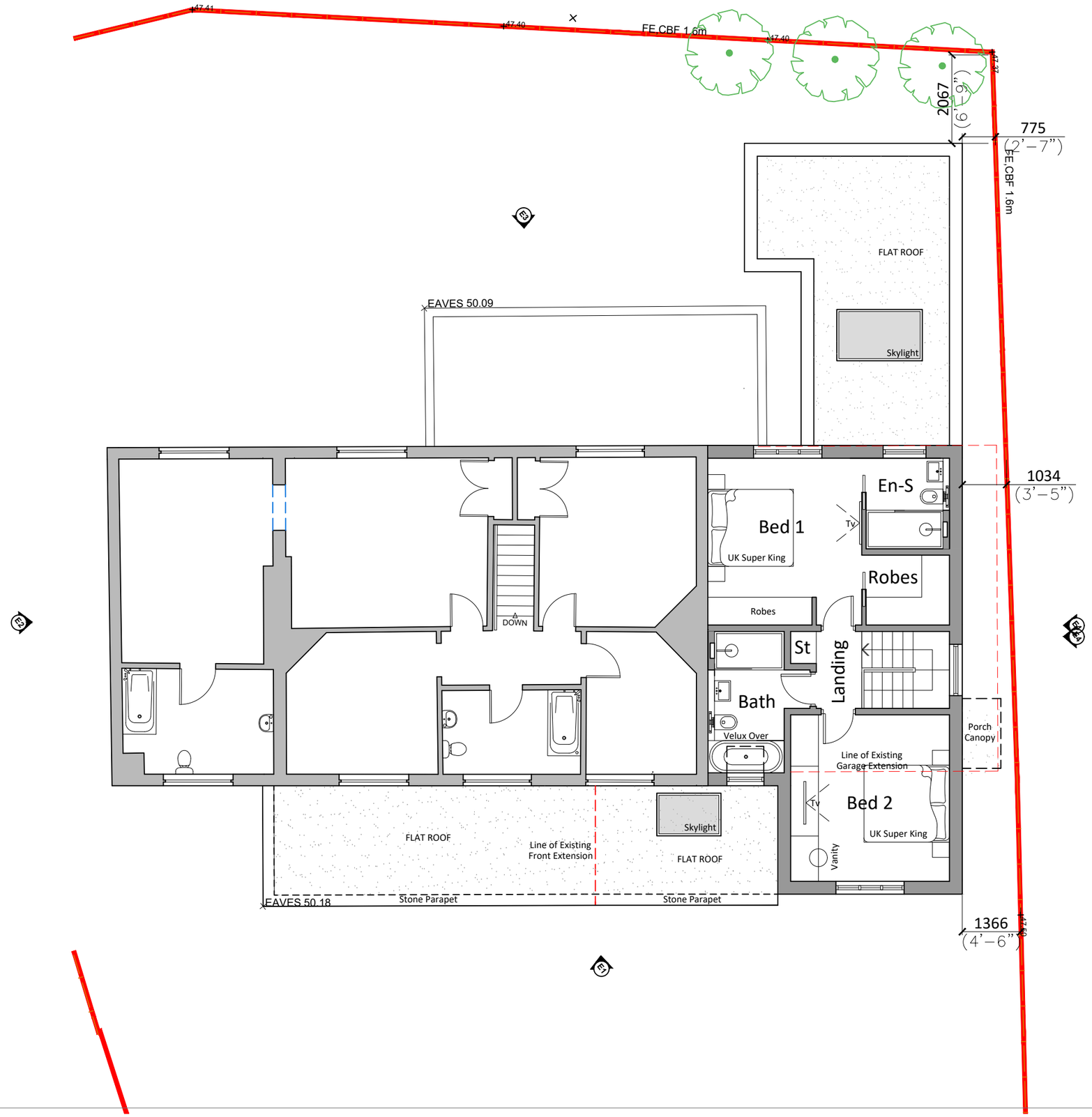


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# 02 PROPOSED FIRST FLOOR PLAN

1:100

| Client: | Project: | Drawing Title: | Drawing Issue: | JW Architects Ltd. |
|---|---|---|---|---|
| Mr Asghar<br>Date:<br>24th March 2026 | 36 Old Bath Road, Sonning, Reading, RG4 6TA | Proposed Floor Plans<br>Scale:<br>1:100 @A3<br>Scale Bar: -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3 | ISSUED FOR PLANNING | T: 07786 380 357<br>E: info@jw-architects.co.uk<br>W: https://www.jw-architects.co.uk |

| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 003 | JWA | A |

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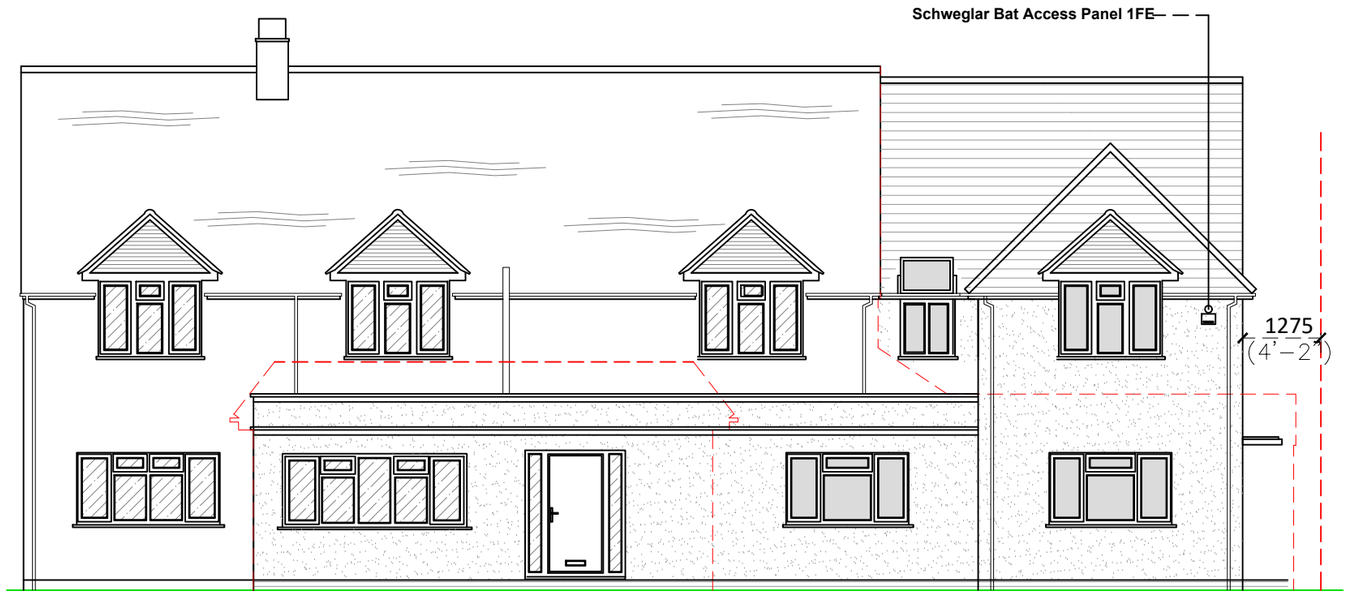
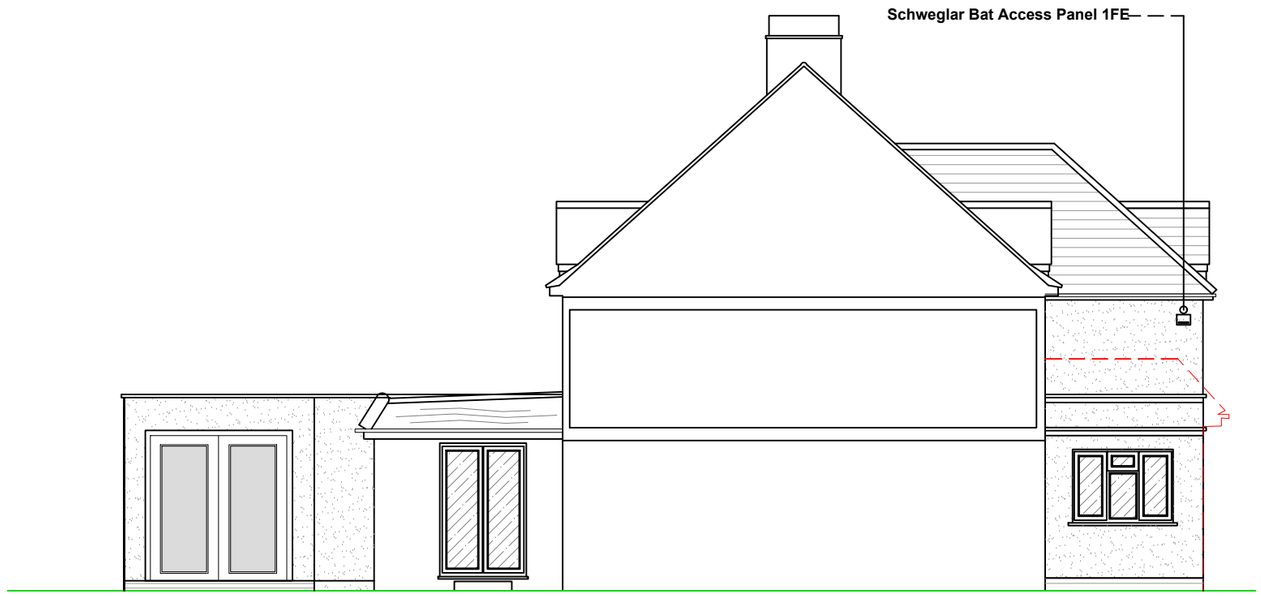



01 PROPOSED FRONT ELEVATION 1:100




02 PROPOSED SIDE ELEVATION 1:100

**Proposed Materials:**

Where applicable all proposed new materials to match existing.

Roof:
- New plain roof tiles or equal.
- Single Ply Membrane (Protan or equal) to all flat roofs.
- White UPVc soffits and fascia to all roofs.

Rainwater Goods:
- White UPVc square downpipes
- Square and half round White gutters.

Walls:
- Mixed blend red facing brickwork.
- Painted render system to match existing
- New K Render render system or equal approved
- Natural stone capping rail and parapet to front single storey porch extension.

Windows:
- New UPVC casement, double glazed window units to replace all existing windows.

Doors:
- New Aluminium frame double glazed sliding or Bi-fold door units to rear.
- New Composite front door.
- New side door.

Client: Mr Asghar
Date: 24th March 2026

Project: 36 Old Bath Road, Sonning, Reading, RG4 6TA

Drawing Title: Proposed Elevations
Scale: 1:100 @A3
Scale Bar: -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3

Drawing Issue: ISSUED FOR PLANNING

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| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 004 | JWA | A |

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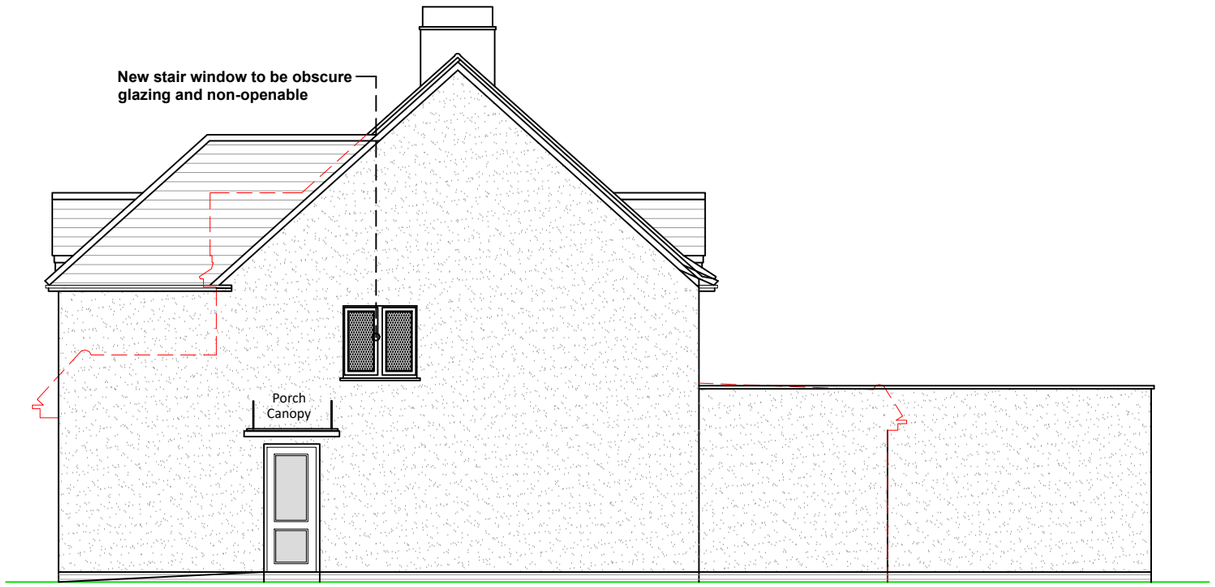
03 PROPOSED REAR ELEVATION 1:100




04 PROPOSED SIDE ELEVATION 1:100

**Proposed Materials:**

Where applicable all proposed new materials to match existing.

Roof:
- New plain roof tiles or equal.
- Single Ply Membrane (Protan or equal) to all flat roofs.
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- Square and half round White gutters.

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- New K Render render system or equal approved
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Doors:
- New Aluminium frame double glazed sliding or Bi-fold door units to rear.
- New Composite front door.
- New side door.

| Client: | Project: | Drawing Title: | Drawing Issue: |
|---|---|---|---|
| Mr Asghar<br>Date:<br>24th March 2026 | 36 Old Bath Road, Sonning, Reading, RG4 6TA | Proposed Elevations<br>Scale: 1:100 @A3<br>Scale Bar: -1 -0.5 0 0.5 1 1.5 2 2.5 1:100 @ A3 | ISSUED FOR PLANNING |

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| Project | Reference | Dwg No | Name | Rev |
|---|---|---|---|---|
| P.25.361 | 36OLD | 010 | JWA | A |

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All dimensions to be verified & checked on site.
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