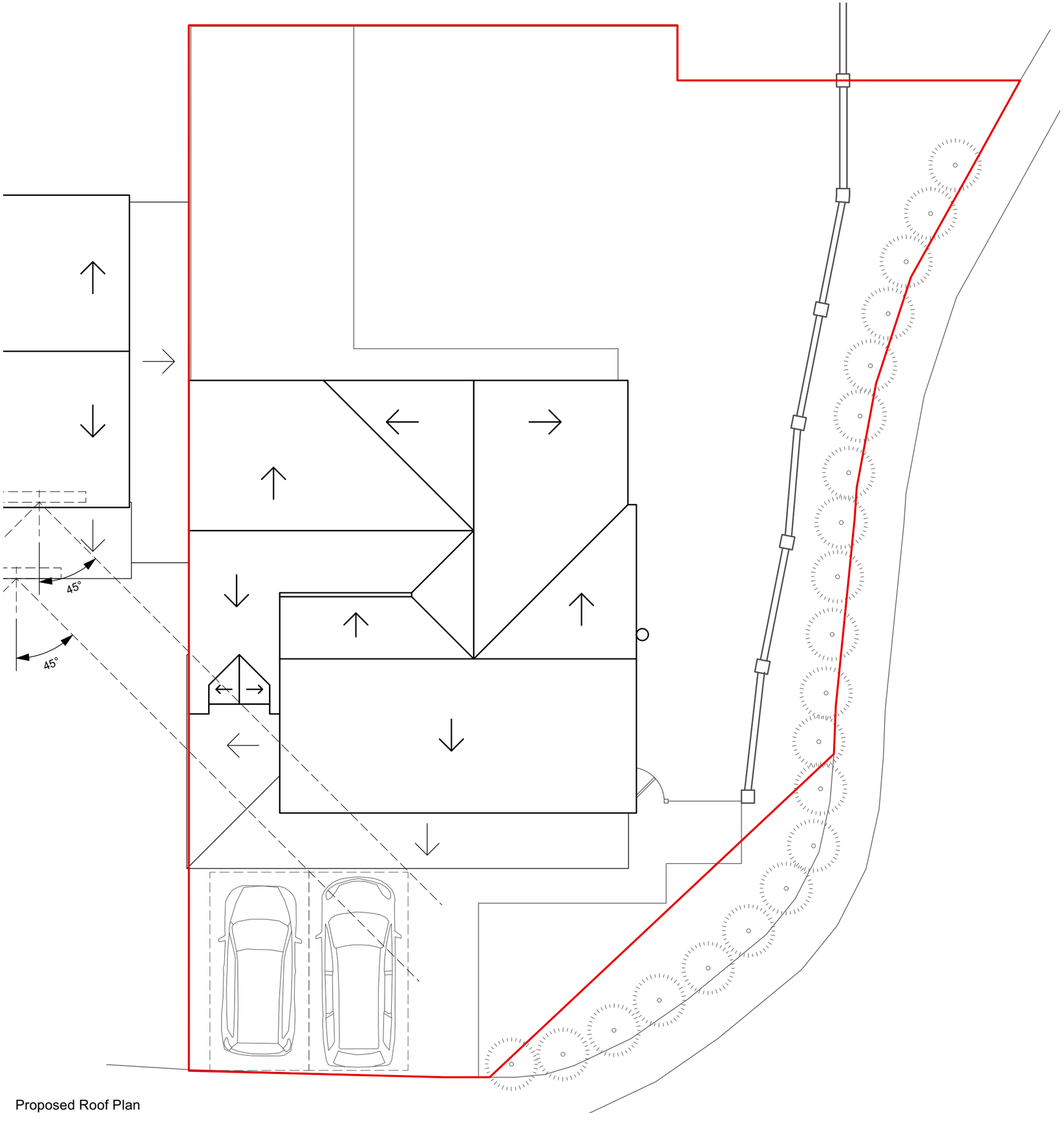
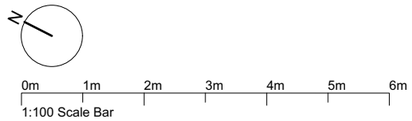
All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
© Copyright reserved.



Proposed Roof Plan



45 degree Check

The proposal is for a first floor side extension and two storey rear extension. The property has one side neighbour, who is set back from their street front elevation and is on higher ground, no.4 The Spur.

- The 45 degree angle line from the first bedroom window at 4 The Spur, is shown as clashing with the extension. It is for this reason that we have proposed a pitched roof, lower eaves and a small dormer window.
- The 45 degree angle line from the windows in elevation, are shown on drawing 2627-P201 and are not impacted due to the site levels and roof design of the extension.

The above follow the BRE guidance, that the center line of the first floor bedroom window does not fail the 45 degree line, in both plan and elevation, therefore more detailed tests are not required.

Rev	Notes	Date	Initial
P2	Updated for planning	16/11/26	LN
P1	Issued for comment	02/11/26	LN

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:
5 The Spur
Wargrave
Reading
RG10 8AT

Client
Mr and Mrs Westcott

Drawing Title:
Proposed Parking Provision
Showing the Roof Plan

Scale:	Dwg. No.:	Rev.:
1:100 @A3	2627 - P004	P2
Drawn by: LN		
Date: Nov 2026		