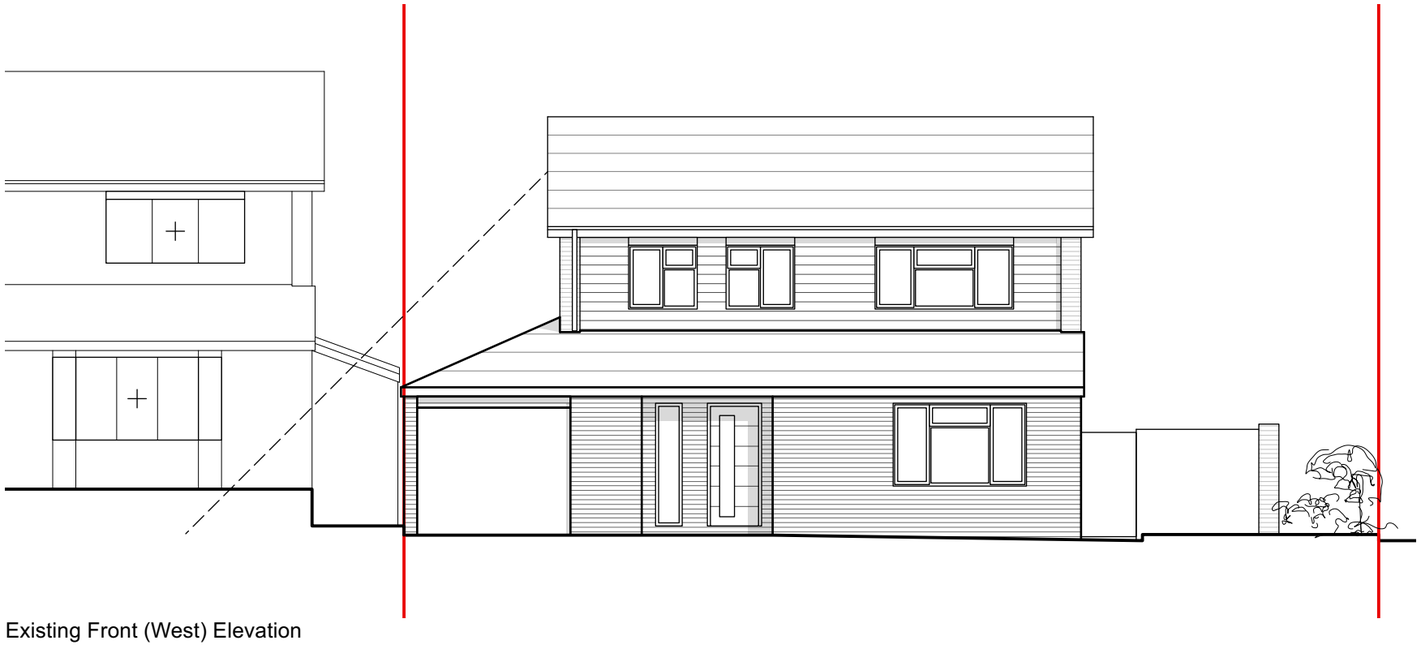


Proposed Front (West) Elevation



Existing Front (West) Elevation

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 on drawing 2627-P004.
- The 45 degree angle line from the windows in elevation, shwn for the existing and proposed elevation, 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.

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.

Site boundary shown as described by the client. Site surroundings based upon the site survey and OS Map.

All to be read in conjunction with all other relevant information produced by Holtham+Newman Architects.

© Copyright reserved 2026.

0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar

HOLTHAM+NEWMAN
ARCHITECTS
The Design Studio, Lockey Farm,
Sindlesham Road, Arborfield,
Reading, Berkshire RG2 9JH
T: 07971 316497
E: hello@hnarchitects.co.uk

Project:
5 The Spur
Wargrave
Reading
RG10 8AT

Client
Mr and Mrs Westcott

Drawing Title:
Proposed Elevations 2

Scale: 1:100 @A3	Dwg. No.: 2627 - P201	Rev.: P2	
Drawn by: LN			
Date: Nov 2026			

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

Status: Planning